



CITY OF DURHAM, NC

2015-2020 FIVE YEAR CONSOLIDATED PLAN AND 2015-2016 ANNUAL ACTION PLAN



**Department of Community Development
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Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Durham, North Carolina is an entitlement community under the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant Program (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grants Program (ESG), and Housing Opportunities for Persons With AIDS Program (HOPWA). The City of Durham has prepared its program years 2015-2020 Five Year Consolidated Plan (CP) for the period of FY 2015, beginning July 1, 2015, through FY 2019, ending June 30, 2020. The Consolidated Plan is a strategic plan to implement federal programs for housing and community development activities within the City of Durham and how the proposed activities will principally benefit low- and moderate-income individuals. The Consolidated Plan is a requirement of the U.S. Department of Housing and Urban Development (HUD) under the CDBG, HOME, ESG, and HOPWA Programs that must be completed by the entitlement community every five (5) years in conjunction with an update to the City's Analysis of Impediments to Fair Housing Choice (AI).

The Five Year Consolidated Plan outlines the community's needs, strategies to address those needs, and establishes the goals and priorities the City of Durham proposes to undertake in the next five (5) year period and outlines the specific initiatives the City will use to address these goals by encouraging the development of decent housing, promoting a suitable living environment, and expanding economic opportunities. The Five Year Consolidated Plan is a collaborative planning process between the City, the community at large, social service agencies, housing providers, community development groups, and economic development agencies. The process was implemented through a series of public meetings, stakeholder surveys, statistical data, and reviews of previous community development plans.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The following six (6) priorities and subsequent goals/strategies have been identified for the City of Durham for the period of FY 2015/16 through FY 2019/20 for the Community Development Block Grant (CDBG) Program, HOME Investment Partnerships Program (HOME), Emergency Solutions Grants Program (ESG), and Housing Opportunities for Persons With AIDS Program (HOPWA):

HOUSING PRIORITY – (High Priority)

There is a need to improve the quality of the housing stock in the community by increasing the amount of decent, safe, sound, and accessible housing for homeowners, renters, and homebuyers that is affordable to low- and moderate-income persons and families.

Goals/Strategies:

HS-1 Housing Rehabilitation - Continue to provide financial assistance to low- and moderate-income homeowners to rehabilitate their existing owner-occupied housing.

HS-2 Rental Rehabilitation - Provide financial assistance to landlords to rehabilitate housing units that are rented to low- and moderate-income tenants.

HS-3 Housing Construction - Increase the supply of decent, safe, sound, and accessible housing that is affordable to owners and renters in the community through rehabilitation of vacant buildings and new construction.

HS-4 Fair Housing - Promote fair housing choice through education and outreach in the community.

HS-5 Home Ownership - Assist low- and moderate-income households to become homeowners by providing down payment assistance, closing cost assistance, and requiring housing counseling training.

HS-6 Public Housing - Support the local public housing authority in its efforts to improve and maintain the existing public housing communities, and promote homeownership programs through the use of Section 8 Vouchers for home purchase.

HOMELESS PRIORITY – (High Priority)

There is a need for housing and support services for homeless persons, and persons who are at-risk of becoming homeless.

Goals/Strategies:

HO-1 Continuum of Care - Support the local Continuum of Care's (CoC) efforts to provide emergency shelter, transitional housing, and permanent supportive housing to persons and families who are homeless or who are at risk of becoming homeless.

HO-2 Operation/Support - Assist providers in the operation of housing and support services for the homeless and persons at-risk of becoming homeless.

HO-3 Prevention and Housing - Continue to support the prevention of homelessness and programs for rapid rehousing.

HO-4 Housing - Support the rehabilitation of and making accessibility improvements to emergency shelters, transitional housing and permanent housing for the homeless.

HO-5 Permanent Housing - Support the development of permanent supportive housing for homeless individuals and families.

OTHER SPECIAL NEEDS PRIORITY – (High Priority)

There is a continuing need for affordable housing, services, and facilities for persons with special needs and the disabled.

Goals/Strategies:

SN-1 Housing - Increase the supply of affordable, decent, safe, sound, and accessible housing for the elderly, persons with disabilities, and persons with other special needs through rehabilitation of existing buildings and new construction.

SN-2 Social Services - Support social service programs and facilities for the elderly, persons with disabilities, and persons with other special needs.

SN-3 Accessibility - Improve the accessibility of owner occupied housing through rehabilitation and improve renter occupied housing by making reasonable accommodations for the physically disabled.

There is a need to improve the public and community facilities, infrastructure, public services, and the quality of life for all residents in the community.

Goals/Strategies:

CD-1 Community Facilities - Improve the parks, recreational centers, trails, libraries, and all public and community facilities in the municipality.

CD-2 Infrastructure - Improve the public infrastructure through rehabilitation, reconstruction, and new construction.

CD-3 Public Services - Improve and increase public safety, municipal services, and public service programs throughout the community.

CD-4 Accessibility - Improve the physical and visual accessibility of community facilities, infrastructure, and public buildings.

CD-5 Public Safety - Improve the public safety facilities, equipment, and ability to respond to emergency situations.

CD-6 Code Enforcement - Enforce the local codes and ordinances to bring buildings into compliance with the standards through systematic code enforcement.

CD-7 Clearance - Remove and eliminate slum and blighting conditions through demolition of vacant, abandoned and dilapidated structures.

CD-8 Revitalization - Promote neighborhood revitalization in strategic areas through acquisition, demolition, rehabilitation, code enforcement, infrastructure improvements, housing construction, public and community facilities improvements, etc.

CD-9 Historic Preservation - Promote historic preservation and adaptive reuse of existing buildings in the community through financial incentives.

ECONOMIC DEVELOPMENT PRIORITY – (Low Priority)

There is a need to increase employment, self-sufficiency, education, job training, technical assistance, and economic empowerment of low and moderate income residents in the community.

Goals/Strategies:

ED-1 Employment - Support and encourage new job creation, job retention, employment, and job training services.

ED-2 Financial Assistance - Support business and commercial growth through expansion and new development through technical assistance programs and low interest loans.

ED-3 Redevelopment Program - Plan and promote the development and redevelopment of the downtown business district.

ED-4 Financial Incentives - Support and encourage new economic development through local, state and Federal tax incentives and programs such as Tax Incremental Financing (TIP), tax abatements (LERTA), Enterprise Zones/Entitlement Communities, Section 108 Loan Guarantees, Economic Development Initiative (EDI) funds, etc.

ADMINISTRATION, PLANNING, AND MANAGEMENT PRIORITY – (High Priority)

There is a continuing need for planning, administration, management, and oversight of Federal, state, and local funded programs.

Goal/Strategy:

AM-1 Overall Coordination - Provide program management and oversight for the successful administration of Federal, state, and local funded programs, including planning services for special studies, environmental clearance, fair housing, and compliance with all Federal, state, and local laws and regulations.

3. Evaluation of past performance

The City of Durham strives to equitably allocate CDBG, HOME, and ESG funds to income eligible areas and persons throughout the City and has funded activities during the past five (5) years to meet the City's previous 2010-2015 Five Year Consolidated Plan's goals and objectives. Durham's Program regularly meets the performance standards established by HUD. Each year the City prepares its Consolidated Annual Performance Report (CAPER) which summarizes the objectives it has addressed in achieving the Con Plan goals and objectives. The City submits its CAPER within ninety (90) days of the start of the new program year. Copies of the CAPER are available for review at the City of Durham's Community Development Department. Beginning with FY 2015, the City of Durham is an entitlement community under the HOPWA program.

As a growing community, the City of Durham is faced with the challenge of successfully balancing a diverse array of housing and community development issues. Given the range of competing needs, the community must invest its scarce public resources wisely. Therefore, as a general principle, the City of Durham will attempt to expend public funds in a way that leverages the commitment of private sector support whenever possible. Through the public participation and consultation process, the City of Durham identified the community's previous priorities on neighborhood revitalization and housing for persons with special needs.

Priorities and strategies for neighborhood revitalization are driven by the need to address the housing needs of those who are cost burdened, who lack adequate facilities, who are overcrowded, and who live in dilapidated housing. The needs assessment conducted as a part of the strategic planning process reflected that there was a very large portion of the community's population that were experiencing housing problems of this nature. At the time, nearly 50% of the 100,830 occupied housing units in the City experienced housing burdens. The need for some form of housing assistance for these households ranked as a high priority. Priority was also be given to owner occupied, special needs housing, and homeownership units.

Southside was identified as a priority area for neighborhood revitalization efforts. The shared vision of the City and its partners was to create a central city housing market to attract residents of all income levels. A mixed-use, mixed-income community was envisioned that would incorporate a variety of housing types with price points that are appropriate for workforce and market rate housing for rental and homeownership. The area was in a serious state of decline and disinvestment. A Neighborhood Revitalization Strategy Area (NRSA) Plan was created for the

Southside Neighborhood during the PY 11-12 Plan Year. Revitalization efforts in the Southside will continue through the FY 2015-2019 Consolidated Plan.

4. Summary of citizen participation process and consultation process

The City of Durham, in compliance with the City's Citizen Participation Plan, advertised and held two (2) public hearings on the needs of the City of Durham that provided residents with the opportunity to discuss the City's Community Development Program and to offer their suggestions on future program priorities. The needs public hearing was advertised in English and Spanish on September 21 and 25, 2014. The City updated its Citizen Participation Plan on March 17, 2015 and it was approved as a part of the Consolidated Plan on April 20, 2015 by City Council. In preparing the Consolidated and Annual Action Plan, the Department of Community Development followed the schedule below:

- Program Year 2015-2016 Application for CDBG, HOME, ESG and General Funding Workshop Advertised in the *Herald Sun*, *Que Pasa?*, and *Carolina Times*
- December 17, 2014 Application Workshop and Release of Application for funding requests
- January 29, 2015 Application Deadline for funding requests
- September 21, 25, and 27, 2014 Needs Public Hearing Advertised in the *Herald Sun*, *Que Pasa?*, and *Carolina Times*
- October 6, 2014 City Public Hearing on Community Development Needs
- March 6, 2015 DCD Presentation of Funding Recommendations to Citizens Advisory Committee
- March 25, 2015 DCD Presentation of Funding Recommendations to Homeless Services Advisory Committee
- March 19 2015-April 20 2015 Draft Annual Action Plan on Public Display
- April 20, 2015 Public Hearing on and Approval of the Draft Annual Action Plan Advertised in the *Herald Sun* and *Carolina Times* on March 18 and March 21, 2015, respectively.
- May 15, 2015 Submission of Annual Action Plan to HUD

The City maintains a stakeholder contact list for the Community Development Program. All stakeholders received emails and phone calls notifying contacts of all public hearings, meetings, and surveys. A copy of the list can be found in the attachment section. In addition to advertisements published in the *Herald Sun*, *Que Pasa?*, and the *Carolina Times*, the latter minority-owned newspapers. Notices were also posted on the City of Durham's and Department of Community Development's websites and sent to interested persons, various community organizations and non-profit groups via electronic mailings.

The Citizens Advisory Committee (CAC) is a group of 15 individuals appointed by the City Council (12 appointed) and County Commission (3 members appointed) to assist in facilitating the citizen participation with CDBG, HOME, HOPWA, and ESG funding. The CAC reviewed and

evaluated all applications received for funding for Program Year 2015-2016 and concurred with the Department's recommendations.

A 'Draft Plan' was placed on display on the City's website and hard copies of the plan were available for review at the following locations:

City of Durham
City Clerk's Office and front desk of City Hall
101 City Hall Plaza
Durham, NC 27701

City of Durham, Department of Community Development
807 E. Main Street, Building 2, Suite 200
Durham, NC 27701

Durham County Public (Main) Library
300 N. Roxboro Street
Durham, NC 27701

Durham County
Clerk's Office
200 E. Main Street
Durham, NC 27701

The Plans were on display from March 19, 2015 until April 20, 2015 for review and comment. The draft plan review period was advertised in the *Herald Sun* and *Carolina Times* on March 18 and 21, 2015, respectively.

5. Summary of public comments

The City of Durham held its Needs Public Hearing on October 6, 2014 at 7:00 PM.

Some of the comments received were:

- Need for affordable housing to create wealth building opportunities
- Need for greater minority access to banking and financing services
- Need for affordable housing development located in areas with planned transit stations and hubs
- Need for weatherization and rehab funds to those on limited incomes
- Need for rehabilitation funding for residential revitalization
- Need for rapid rehousing program expansion
- Need to preserve existing affordable housing

The City of Durham held its Second Public Hearing on April 20, 2015 at 7:00 PM.

Some of the comments received were:

- Need for additional affordable housing
- Need for affordable housing development located in areas with planned transit stations and hubs
- Need to preserve existing affordable housing
- Need for rehabilitation funding for residential revitalization

The City of Durham Resident Survey was live from January 2015 until March 2015 and can be viewed at www.surveymonkey.com/s/cityofdurham (English version) and www.surveymonkey.com/s/cityofdurhamesp (Spanish version). There were a total of 211 responses. The most common needs identified in the survey were: repair/replace curbs and sidewalks and public safety. A complete list of the comments received at the public hearings and survey results are included in the Con Plan attachment section of this Con Plan.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments and views were incorporated into this plan.

7. Summary

The overall goal of the housing, homeless, other special needs, community development, economic development, anti-poverty, and planning programs covered by the Five Year Consolidated Plan is to strengthen cooperation with other jurisdictions and to develop partnerships among all levels of government and the private sector. This includes for-profit and non-profit organizations to enable them to provide decent housing, establish and maintain a suitable living environment, and extend economic opportunities for every resident.

The Five Year Consolidated Planning process requires the City to state in a single document its strategy to pursue goals for all housing, community development, and planning programs. The City will use the Consolidated Plan's goals and objectives to allocate the next five (5) years of CDBG funds and to provide direction to other partners addressing the housing and community development needs of the low- and moderate-income population of the City of Durham. HUD will evaluate the City's performance under the Five Year Consolidated Plan against these goals.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	DURHAM	Community Development Department
HOME Administrator	DURHAM	Community Development Department
ESG Administrator	DURHAM	Community Development Department

Table 1 – Responsible Agencies

Narrative

The City of Durham's Community Development Department is the administering agency for the CDBG, HOME, ESG, and HOPWA programs. The Community Development Department prepares the Five Year Consolidated Plans, Annual Action Plans, Environmental Review Records (ERR's), the Consolidated Annual Performance Evaluation Reports (CAPER), monitoring, pay requests, contracting, and oversight of the programs on a day to day basis. In addition, the City of Durham has a private planning consulting firm available to assist the City on an as needed basis.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

The City of Durham held a series of meetings with local housing providers, social service agencies, community and economic development organizations, Durham Housing Authority, members of the Continuum of Care, and City Department Directors. An online survey was created for stakeholders and residents to complete, which identified needs, gaps in the system, goals, etc. Input from the meetings and survey were used in the development of specific strategies, goals, and priorities for the Five Year Plan.

Each year, as a part of the CDBG application process, local agencies/organizations are invited to submit proposals for CDBG grant eligible activities and to participate in the consultation process through attending a public hearing or responding directly to the correspondence or survey. A complete list of which agencies were contacted and the representatives that participated in meetings can be found in the attachment section of this Con Plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The City of Durham has an effective working relationship with many community partners in the implementation of its housing and community development programs. The City's neighborhood revitalization strategies require the leveraging of resources from all areas of the community. This process of community involvement helps to strengthen the existing partnerships with housing, community development, and social service providers. These partnerships are important for several reasons, including the ability to gain new insight into problem solving, to build upon successful efforts and to leverage scarce resources. By continuing to strengthen the network of residents, faith based organizations, service providers, lenders, for-profit and nonprofit developers, state and federal agencies, the City of Durham will achieve the goals outlined in this consolidated plan. The City's CoC, administered by the Community Development Departments, acts as a single point of contact for the needs and administration of homeless programs.

The City works very well with its partners to address the gaps in the housing delivery system. Efforts are made to integrate and coordinate among housing, community development, and social service providers. The City works very closely with the county and key governmental departments in carrying out the community development strategies. The Durham Housing Authority (DHA) is an active partner in the City in the redevelopment of Northeast Central Durham and other neighborhoods. DHA works in conjunction with the City's Consolidated Plan and Comprehensive Plan. Knowing the importance of planning and clear direction, DHA has

prepared its own five-year plan which serves as its road map for affordable housing and services for very low income citizens.

The City of Durham continues to seek ways to expand services provided through the coordination of resources with various agencies. The Department of Community Development continues to create partnerships and initiatives to fill institutional gaps and/or foster institutional coordination.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City of Durham's Department of Community Development continues as the Lead Agency for the Continuum of Care (CoC), a responsibility it accepted in 2011. The CoC's primary decision making group is the Homeless Services Advisory Committee (HSAC). An Interlocal Agreement between the City of Durham and Durham County was signed in 2012 that delineates the responsibilities and decision making authority of the HSAC. The City is responsible as the CoC Lead Agency. The County is responsible for providing services to homeless people and those with special needs. Durham's CoC agencies comprise a number of partner agencies that provide emergency shelter, transitional housing and permanent supportive housing to homeless people.

The Consolidated Plan lists the 5 objectives of the CoC program: Create new permanent housing beds for chronically homeless persons; increase the percentage of homeless persons staying in permanent housing for 6 months or longer to at least 77%; increase the percentage of homeless persons moving from transitional housing to permanent housing to at least 65%; increase the percentage of persons employed at program exit to at least 20%; and decrease the number of homeless households with children.

The CoC continues to prioritize permanent supportive housing for chronically homeless people. Development of a coordinated intake and standardized assessment process also is underway. The City has historically allocated over half of its ESG allocation to rapid rehousing activities. In addition, the City has allocated \$200,000 annually for rapid rehousing activities from a portion of the General Fund that has been dedicated to the creation of affordable housing. The City plans to continue to produce units of permanent affordable housing and is coordinating with the Veterans Administration on plans for additional Veterans Affairs Supportive Housing (VASH) vouchers.

The Housing Authority of the City of Durham (DHA) is an active member of the CoC. A DHA employee recently was appointed to the CoC's primary decision making body. DHA partners with other organizations, such as Alliance Behavioral Healthcare, to provide TBRA in conjunction with supportive services to homeless individuals/families with severe and persistent mental

health conditions. DHA offers preferences for the Housing Choice Voucher Program to families who are involuntarily displaced; homeless veterans; single, elderly or a person with disabilities who is chronically homeless; single persons who are elderly and disabled; homeless families with minor children; and rent cost burdened families. DHA actively seeks referrals from the local homeless and social service network each time it opens any of its waiting lists. DHA tracks implementation of its preferences through the HUD Multi-Family Tenant Characteristics (MTCS) subsystems nationwide database. This data is transmitted each time a PHA processes a client receiving subsidized housing. As such, the PHA and HUD may create and download reports that provide demographic information for recipients of assisted housing.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The CoC's performance measures for CoC-funded projects, ESG recipients, and privately funded homeless housing projects were developed through consultation with homeless housing providers. All CoC and ESG projects use the HMIS and the performance of these projects is reported regularly to the Homeless Services Advisory Committee (HSAC) and to the CoC leadership board. The State ESG program established a minimum amount of ESG funding to be dedicated to rapid rehousing activities and intends to discontinue ESG funding for transitional housing in 2015. In addition to receiving recommendations from the HSAC for ESG entitlement funds, the City conducts two public hearings to consult with sub-recipients and other stakeholders on the use of ESG funds.

The CoC's primary decision-making body has broad community representation to improve the coordination of housing and services. TANF funds are distributed through the County Department of Social Services (DSS). DSS operates the Coordinated Assessment process for families so that these families could more easily connect to TANF and other mainstream benefits. The Renaissance Education Group has a small RHY grant, but there are no indications that the agency has an active RHY project. The CoC coordinates with BECOMING, a SAMSHA funded project for at risk youth at Alliance Behavioral Healthcare. Head Start is implemented by the Partnership for Children, and CoC projects work closely with the Partnership to enroll eligible children. Local government and local foundations provide significant funding for rapid rehousing. The CoC coordinates with the United Way on regional homelessness partnerships. Alliance Behavioral Healthcare's Independent Living Initiative provides short term financial assistance to prevent and end homelessness to people with SPMI, SA, or DD.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Housing Authority of the City of Durham
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Durham Housing Authority was interviewed for their input on the housing and community development needs and goals for the City of Durham.
2	Agency/Group/Organization	North Carolina Public Health
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy HOPWA Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	NCPH was consulted for their input on the HIV/AIDS and LBP statistics for the housing and community development needs and goals for the City of Durham.
3	Agency/Group/Organization	Durham Affordable Housing Coalition
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Durham Affordable Housing Coalition was consulted for their input on affordable housing development needs and goals for the City of Durham.
4	Agency/Group/Organization	Alliance Behavioral Health Care
	Agency/Group/Organization Type	Services-Persons with Disabilities

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Alliance Behavioral Health Care was consulted for their input on public mental health needs and goals for the City of Durham.
5	Agency/Group/Organization	Durham Association of Realtors
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Durham Association of Realtors was consulted for their input on housing and development needs and goals for the City of Durham.
6	Agency/Group/Organization	BB&T Bank
	Agency/Group/Organization Type	Business Leaders Banking Private Sector Banking / Financing
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	BB&T Bank was consulted for their input on economic development needs and goals for the City of Durham.
7	Agency/Group/Organization	Builders of Hope
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Builders of Hope was consulted for their input on housing and development needs and goals for the City of Durham.

8	Agency/Group/Organization	Catholic Charities
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services - Victims
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Catholic Charities was consulted for their input on the poor and marginalized needs and goals for the City of Durham.
9	Agency/Group/Organization	Coalition for Affordable Housing and Transit
	Agency/Group/Organization Type	Housing Transportation
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Coalition for Affordable Housing and Transit was consulted for their input on housing in close proximity to transit goals for the City of Durham.
10	Agency/Group/Organization	Community Alternatives for Supportive Abodes (CASA)
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Alternatives for Supportive Abodes was consulted for their input on homeless needs and goals for the City of Durham.

11	Agency/Group/Organization	DHIC, INC
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	DHIC was consulted for their input on low- to moderate-income population needs and goals for the City of Durham.
12	Agency/Group/Organization	Durham Community Land Trustees
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Durham Community Land Trustees was consulted for their input on low- to moderate-income population housing needs and goals for the City of Durham.
13	Agency/Group/Organization	Durham Interfaith Hospitality Network
	Agency/Group/Organization Type	Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Durham Interfaith Hospitality Network was consulted for their input on the homeless population's needs and goals for the City of Durham.
14	Agency/Group/Organization	Durham Regional Financial Center
	Agency/Group/Organization Type	Regional organization Planning organization Community Development Financial Institution
	What section of the Plan was addressed by Consultation?	Economic Development

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Durham Regional Financial Center was consulted for their input on economic and development goals for the City of Durham.
15	Agency/Group/Organization	Durham Rescue Mission
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Durham Interfaith Hospitality Network was consulted for their input on the homeless population's needs and goals for the City of Durham.
16	Agency/Group/Organization	East Durham Children's Initiative
	Agency/Group/Organization Type	Services-Children Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	East Durham Children's Initiative was consulted for their input on low- to moderate-income children's needs and goals for the City of Durham.
17	Agency/Group/Organization	Genesis Home
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Genesis Home was consulted for their input on homelessness strategy goals for the City of Durham.

18	Agency/Group/Organization	Durham County Habitat for Humanity
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Durham County Habitat for Humanity was consulted for their input on housing for low- to moderate-income goals for the City of Durham.
19	Agency/Group/Organization	Housing for New Hope
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Housing for New Hope was consulted for their input on housing for low- to moderate-income goals for the City of Durham.
20	Agency/Group/Organization	LGBT Center of Raleigh
	Agency/Group/Organization Type	LGBTQ advocacy
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	LGBT Center of Raleigh was consulted for their input on lesbian, gay, bisexual, and transgender population goals for the City of Durham.
21	Agency/Group/Organization	North Carolina Council on Developmental Disabilities
	Agency/Group/Organization Type	Services-Persons with Disabilities Other government - State
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	North Carolina Council on Developmental Disabilities was consulted for their input on individuals with developmental and intellectual disabilities goals for the City of Durham.
22	Agency/Group/Organization	Preservation Durham
	Agency/Group/Organization Type	Housing Services - Housing Regional organization
	What section of the Plan was addressed by Consultation?	Economic Development Historic Preservation
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Preservation Durham was consulted for their input on historical preservation and community development goals for the City of Durham.
23	Agency/Group/Organization	Reinvestment Partners
	Agency/Group/Organization Type	Housing Services - Housing Regional organization Planning organization Community Development Financial Institution
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Reinvestment Partners was consulted for their input on economic development goals for the City of Durham.
24	Agency/Group/Organization	Self Help Credit Union
	Agency/Group/Organization Type	Economic Development Community Development Financial Institution
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Self Help Credit Union was consulted for their input on economic development goals for the City of Durham.

25	Agency/Group/Organization	Southside Neighborhood Association
	Agency/Group/Organization Type	Planning organization Civic Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Neighborhood Association
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Southside Neighborhood Association was consulted for their input on economic and community development goals for the City of Durham.
26	Agency/Group/Organization	Triangle Residential Options for Substance Abusers (TROSA)
	Agency/Group/Organization Type	Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Triangle Residential Options for Substance Abusers was consulted for their input on substance abusers goals for the City of Durham.
27	Agency/Group/Organization	Urban Ministries of Durham
	Agency/Group/Organization Type	Services-homeless Services-Health Services-Education Services-Employment Planning organization Civic Leaders
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Urban Ministries of Durham was consulted for their input on low- to moderate-income persons' goals for the City of Durham.

28	Agency/Group/Organization	Volunteers of America - Carolinas
	Agency/Group/Organization Type	Housing Services-Health Services-Education Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Volunteers of America - Carolinas was consulted for their input on low- to moderate-income persons' goals for the City of Durham.
29	Agency/Group/Organization	Wells Fargo Home Mortgage
	Agency/Group/Organization Type	Planning organization Community Development Financial Institution
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Wells Fargo was consulted for their input on economic development goals for the City of Durham.

Identify any Agency Types not consulted and provide rationale for not consulting

All agencies were consulted.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Durham City and County CoC	The goals of the City and the Durham City and County are complementary and were developed through the collaboration of a group composed of representatives of organizations including nonprofit homeless providers , victim service providers, faith-based organizations, governments, businesses, advocates, public housing agencies, school districts, social service providers, mental health agencies, hospitals, universities, affordable housing developers, law enforcement, organizations that serve homeless and formerly homeless veterans, and homeless and formerly homeless people.
2015 PHA 5-Year and Annual Plan	Durham Housing Authority	The goals of the City and the Durham Housing Authority are complementary and were developed jointly between the Housing Authority and the City.
Durham Comprehensive Plan	City of Durham	The goals were developed collectively between the City and County to provide public facilities and services to support future growth.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The City works very well with its partners to address the gaps in the housing delivery system. Efforts are made to integrate and coordinate that among housing community development and social service providers. The City works very closely with the county and key governmental departments in carrying out the community development strategies. Within City government, the Community Development Staff must works closely with the following Departments: Engineering, Planning and Zoning, Parks and Recreation, Police, Public Works, and Fire. To overcome any gaps in the delivery system, the City will continue to provide opportunities for public, private, governmental and faith based organizations to come together to share information, advocate for issues of concern, leverage resources and address the obstacles and challenges that often face local governments in developing affordable housing. The City encourages the participation of individuals and groups who are motivated to assist in addressing the housing and community development needs of the community.

Narrative (optional):

The consultation process of the Consolidated Plan provided an opportunity for the Community Development Department and the City to enhance relationships, cooperation, and collaboration between public and assisted housing providers, and private and governmental health, mental health, and service agencies. In 2011, the City assumed lead agency responsibilities for the local CoC. Implementation is coordinated through the City of Durham's Department of Community Development. An agreement was been adopted to delineate the roles and responsibilities of the City, County, and Durham Opening Doors' Homeless Services Advisory Committee, (the CoC's leadership panel). The City is closely involved in the housing development efforts of the Housing Authority, non-profit housing providers, and private developers. The Community Development Department collaborates with the City's Economic Development Department to network community development projects and ultimately to enhance the coordination with private industry, businesses, developers, and social service agencies.

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The preparation process of the Five Year Consolidated Plan and Annual Action Plan incorporated a number of actions that encouraged citizen participation. The City contacted local agencies and organizations to respond to the City's request for (RFPs) for CDBG, HOME, ESG, and HOPWA funding. The City conducted a series of interviews with community stakeholders and held a number of informal roundtable discussions with social service organizations, community development groups, and housing providers. In compliance with the City's Citizen Participation Plan, the City held a needs public hearing during the development phase of the Consolidated Plan and a second public hearing held during the thirty (30) day draft review and comment period. The public hearings were advertised in the Herald Sun and Carolina Times on March 18 and 21, 2015, respectively.

A 'Draft Plan' was placed on display on the City's website and hard copies of the plan were available for review at the following locations:

City of Durham

City Clerk's Office and front desk of City Hall

101 City Hall Plaza

Durham, NC 27701

City of Durham, Department of Community Development

807 E. Main Street, Building 2, Suite 200

Durham, NC 27701

Durham County Public (Main) Library

300 N. Roxboro Street

Durham, NC 27701

Durham County
Clerk's Office
200 E. Main Street
Durham, NC 27701

The Plans were on display from March 19, 2015 until April 20, 2015 for review and comment. The draft plan review period was advertised in the *Herald Sun* and *Carolina Times* on March 18 and 21, 2015, respectively.

Additionally, the City developed and disseminated an online citizen's survey at the following addresses: www.surveymonkey.com/s/cityofdurham (English version) and www.surveymonkey.com/s/cityofdurhamesp (Spanish version). Paper copies were also made available at various locations and through stakeholders. The City received 211 responses to the Resident Survey; this included both online and paper copies.

The City developed the Consolidated Plan based on the input received from residents and stakeholders through the interviews, public hearings, meetings, surveys, and draft plan review comments. All stakeholders on the City's CDBG contact list received emails and phone calls notifying the listing of all public hearings, meetings, and surveys. Any stakeholder that did not respond via a survey nor attended a meeting, was offered an opportunity for a phone interview. A copy of the list, public hearing notes, meeting notes, and survey results can be found in the attachment section of the Con Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/ broad community	A Needs Public Hearing was held on October 6, 2014 at 7:00 PM in the presence of the Durham City Council. There were a total of ten speakers.	Some of the comments received were: Need for affordable housing to create wealth building opportunities Need for greater minority access to banking and financing services Need for affordable housing development located in areas with planned transit stations and hubs Need for weatherization and rehab funds to those on limited incomes Need for rehabilitation funding for residential revitalization Need for rapid rehousing program expansion Need to preserve existing affordable housing	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Non-targeted/broad community	The Second Public Hearing was held on April 20, 2015 at 7:00 PM in the presence of the Durham City Council. There were a total of two speakers in response to the Mayor's request for speakers.	<p>Some of the comments received were:</p> <p>Need for additional affordable housing</p> <p>Need for affordable housing development located in areas with planned transit stations and hubs</p> <p>Need to preserve existing affordable housing</p> <p>Need for rehabilitation funding for residential revitalization</p>	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Survey	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	There were a total of 211 responses.	<p>Comments varied between infrastructure, affordable housing, fair housing, and community development needs.</p> <p>All full summary of the responses can be found in the attachment section of the Con Plan.</p>	All comments were accepted.	www.surveymonkey.com/s/cityofdurham (English version) and www.surveymonkey.com/s/cityofdurham_esp (Spanish version)

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The City of Durham used HUD's Comprehensive Housing Affordability Strategy (CHAS) data, which provides information on housing needs to prepare its estimates and projections, to determine the housing needs and estimates for the City. The tables provided in this section include the CHAS data for the City of Durham. This information was obtained from the CHAS data book, which was prepared by HUD and based on the 2010 Census. This data is the most current information on which to base the five year needs assessment.

The City of Durham is part of the Durham City and County Continuum of Care organized by the Community Development Department. The Continuum of Care addresses the needs of the City of Durham and Durham County. Additional needs for the City of Durham were obtained from input from various social service agencies, city department interviews, and resident comments.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Based on a comparison between the 2000 and 2011 population, the City of Durham had a 20% increase in population. During the same time period, the State of North Carolina's population increased by almost 17%. The population increase in the City represented an increase of 37,891 persons. The number of households in the City also increased during the same time period by 23%; an increase of 17,462 households. The population in the City has steadily been increasing since the 1980's when the population had leveled around 100,000 for a number of years. Additionally, the median income of the area slightly increased by 15% from 2000 to 2011; this is comparable to the 18% increase in median income over the same time period for the State of North Carolina.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	187,039	224,930	20%
Households	74,993	92,455	23%
Median Income	\$41,160.00	\$47,394.00	15%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	13,420	11,260	16,405	8,840	42,545
Small Family Households *	4,140	3,995	6,275	3,615	22,080
Large Family Households *	805	730	1,585	575	2,290
Household contains at least one person 62-74 years of age	1,380	1,550	1,830	880	6,005
Household contains at least one person age 75 or older	1,195	1,015	1,310	545	2,405
Households with one or more children 6 years old or younger *	2,800	2,240	3,804	1,575	5,995
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	250	80	185	25	540	60	35	90	10	195
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	200	120	155	110	585	0	0	15	0	15
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	200	395	630	109	1,334	60	80	190	40	370
Housing cost burden greater than 50% of income (and none of the above problems)	7,175	2,800	255	60	10,290	1,455	1,095	1,080	250	3,880
Housing cost burden greater than 30% of income (and none of the above problems)	855	4,005	3,960	535	9,355	230	695	2,475	1,355	4,755

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	1,180	0	0	0	1,180	235	0	0	0	235

Table 7 – Housing Problems Table

Data 2007-2011 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	7,820	3,400	1,225	305	12,750	1,565	1,210	1,370	305	4,450
Having none of four housing problems	2,195	5,165	8,710	4,645	20,715	425	1,485	5,100	3,590	10,600
Household has negative income, but none of the other housing problems	1,180	0	0	0	1,180	235	0	0	0	235

Table 8 – Housing Problems 2

Data 2007-2011 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,660	2,650	1,675	6,985	530	635	1,545	2,710
Large Related	620	360	180	1,160	115	160	375	650
Elderly	1,100	750	490	2,340	655	710	600	1,965

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Other	4,230	3,335	2,040	9,605	495	365	1,075	1,935
Total need by income	8,610	7,095	4,385	20,090	1,795	1,870	3,595	7,260

Table 9 – Cost Burden > 30%

Data 2007-2011 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,255	955	50	3,260	500	325	435	1,260
Large Related	535	140	0	675	105	95	60	260
Elderly	850	395	180	1,425	510	510	225	1,245
Other	3,970	1,400	105	5,475	450	230	400	1,080
Total need by income	7,610	2,890	335	10,835	1,565	1,160	1,120	3,845

Table 10 – Cost Burden > 50%

Data 2007-2011 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	325	400	680	45	1,450	44	65	125	40	274
Multiple, unrelated family households	20	110	90	4	224	15	15	80	0	110
Other, non-family households	50	4	10	170	234	0	0	0	0	0
Total need by income	395	514	780	219	1,908	59	80	205	40	384

Table 11 – Crowding Information – 1/2

Data 2007-2011 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source

Comments: No data

Describe the number and type of single person households in need of housing assistance.

According to the 2007-2011 American Community Survey, there were 92,455 households in the City of Durham. Of those households, 30,372 (32.9%) were householders living alone. Of the City's single person households, 6,135 households (20.2%) were age 65 or older. Based on these estimates, approximately a fifth of those living alone are seniors and can be presumed to have additional special needs above and beyond the needs of the general single person household population. Special consideration in terms of housing and services for seniors should be considered based on the large percentage of seniors living alone in the City of Durham. Single person households also represent a larger portion of those affected by housing problems. Housing need programs are inclusive of single person households, as well as family households.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Disabled

As of 2011, the disabled population of the City of Durham was estimated to be 11% of the City's residents; 2.4% of the population has a hearing difficulty; 2.7% of the population has a vision difficulty; 3.0% of the population has a cognitive difficulty; 2.7% of the population has an ambulatory difficulty; 2.7% of the population has a self-care difficulty; and 2.7% of the population has an independent living difficulty.

According to the 2010 CHAS Data and the 2007-2011 American Community Survey, it is estimated that 55% of disabled renters have a housing problem, including cost overburdened by 30% or another type of housing problem. Approximately 45% of disabled homeowners have a housing problem, including cost overburdened by 30% or another type of housing problem. From these estimates it can be assumed that approximately 6,875 disabled renters have a housing problem and approximately 5,625 disabled homeowners have a housing problem.

Victims of Domestic Violence, Dating Violence, Sexual Assault and Stalking

Based on crime statistics and social service agency responses, it is estimated that approximately 350 single person households and family households are victims of domestic violence, dating violence, sexual assault and stalking and are in need of housing assistance. Based on national statistics about three-fourths of the victims are female.

What are the most common housing problems?

The largest housing problem in the City of Durham is the availability of decent, safe, and sanitary affordable housing. According to the 2007-2011 American Community Survey 51.7% of all renter households were cost overburdened by 30% or more, and 32.1% of owner households with a mortgage were cost overburdened by 30% or more. Additional housing problems that were discussed in consultations and received from citizen comments included: need for housing rehabilitation assistance, handicap accessible housing, availability of senior housing, availability of group home or communal living arrangements, and code compliance for housing.

Are any populations/household types more affected than others by these problems?

Based on an analysis of information provided by the U.S. Census data lower-income renter and owner households, elderly persons, single-person households, large families, victims of domestic violence, dating violence, sexual assault and stalking; and persons with disabilities were more affected by these housing problems.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Based on the 2014 Annual Homeless Assessment Report (AHAR), the City estimates that approximately 170 families experience homelessness in Durham annually. These families are most often headed by a single African-American female parent. Most of the children are very young, often of pre-school or elementary school age.

The Rapid Re-Housing (RRH) program has a formal selection process and appeals procedures that explains the enrollment process and priority applicants. Priority is given to homeless families living in emergency shelters and places not meant for human habitation. RRH case managers assess household needs, develop an action plan in consultation with the household, and provide housing referrals as needed. Depending on the household income and the number of individuals within the household, the families are provided rental assistance on a sliding scale. The length of assistance is dependent on the same factors. On average, households receive 3-6 months of assistance. To promote self-sufficiency,

every household is asked to contribute to rent upon program entry. Eligible households begin paying 30% of total income on rent and over time gradually increase their monthly contribution until they are fully responsible for monthly rent and utility payments.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

For individuals and families who do not meet the definition of "homeless" under any of the categories established in the Homeless Definition final rule, the McKinney-Vento Act was amended to allow homeless prevention assistance to be provided to persons who are "at risk of homelessness." Individuals and families qualify as at risk of homelessness under three categories:

1) Individuals and families

(i) Has an annual income below 30% of median family income for the area; AND

(ii) Do not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or another place defined in Category 1 of the "homeless" definition;

AND

(iii) Meet one of the following conditions:

(A) Has moved because of economic reasons 2 or more times during the 60 days immediately preceding the application for assistance; OR

(B) Is living in the home of another because of economic hardship; OR

(C) Has been notified that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance; OR

(D) Lives in a hotel or motel and the cost is not paid for by charitable organizations or by Federal, State, or local government programs for low-income individuals; OR

(E) Lives in an SRO or efficiency apartment unit in which there reside more than 2 persons or live in a larger housing unit in which there resides more than one and a half persons per room; OR

(F) Is exiting a publicly funded institution or system of care; OR

(G) Otherwise live in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved Con Plan.

2) Unaccompanied children and youth

A child or youth who does not qualify as homeless under the homeless definition, but qualifies as homeless under another Federal statute

3) Families with children and youth

An unaccompanied youth who does not qualify as homeless under the homeless definition, but qualifies as homeless under Section 725(2) of the McKinney-Vento Homeless Assistance Act, and the parent(s) or guardian(s) of that child or youth are living with him or her.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The lack of supportive services and affordable decent, safe, and sanitary housing are the two major housing related issues linked to housing instability and an increased risk of homelessness. Consultation and interviews identified the following program priorities to reduce the risk of housing instability and increased risk of homelessness: short term rental assistance, utility assistance, housing rehabilitation assistance, comprehensive supportive services, and access to permanent supportive housing.

Discussion

The City of Durham will continue to focus on Neighborhood Revitalization and Housing Programs to address the housing needs of the City. In particular, the City will continue developing/preserving affordable renter and owner occupied housing units, utilizing code enforcement activities, supporting Rapid Re-Housing activities, providing emergency repair assistance, continuing homebuyer's purchase assistance, and maintaining housing rehabilitation activities.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

In order for the City of Durham to accurately address the City's housing needs, a thorough analysis of any racial or ethnic group that has a greater housing need in comparison to the City's total housing needs was considered. Data detailing information organized by racial group and ethnicity was evaluated from the CHAS Data and the 2010 Census. A disproportionately greater need was identified when a racial or ethnic group experienced a 10 percentage points or higher occurrence rate of housing problems. A housing problem is defined as one of the four following housing problems: 1. housing lacks complete kitchen facilities; 2. housing lacks complete plumbing facilities; 3. housing has more than 1.5 persons per room; and 4. housing cost burden is over 30%.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	10,060	1,865	1,165
White	2,765	495	355
Black / African American	5,585	1,235	690
Asian	360	40	40
American Indian, Alaska Native	35	0	0
Pacific Islander	0	0	0
Hispanic	1,045	35	80

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,400	2,140	0
White	2,325	800	0
Black / African American	4,335	960	0
Asian	240	75	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	1,265	225	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,285	8,015	0
White	2,920	3,195	0
Black / African American	4,045	3,585	0
Asian	145	320	0
American Indian, Alaska Native	0	0	0
Pacific Islander	15	0	0
Hispanic	1,050	880	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,730	7,180	0
White	1,385	3,095	0
Black / African American	975	3,080	0
Asian	90	185	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	220	740	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

The racial and ethnic demographics of the households in the City of Durham according to the 2007 - 2011 ACS Data was: 48.5% White; 40.1% African American; 0.3% Native American; 4.5% Asian; 0.05% Pacific Islander; and the Hispanic or Latino population of any race was reported as 8.7%. There are two disproportionately impacted groups in terms of housing problems; they are the 0%-30% of Area Median Income Black/African American Group (experienced 56% of the housing problems) and the 30%-50% of Area Median Income Black/African American Group (experienced 52% of the housing problems).

Comparing housing problems for households across all income groups based on race and ethnicity the prevalence of housing problems was: 21% for White households; 40% for Black/African American households; 20% for Asian households; 14% for American Indian, Alaska Native households; 36% for Pacific Islander households; and 44% for Hispanic households.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

In order for the City of Durham to accurately address the City's housing needs, a thorough analysis of any racial or ethnic group that has a greater housing need in comparison to the City's total housing needs was considered. Data detailing information organized by racial group and ethnicity was evaluated from the CHAS Data and the 2010 Census. A disproportionately greater need was identified when a racial or ethnic group experienced a 10 percentage points or higher occurrence rate of severe housing problems. A severe housing problem is defined as one of the four following housing problems: 1. housing lacks complete kitchen facilities; 2. housing lacks complete plumbing facilities; 3. housing has more than 1.5 persons per room; and 4. housing cost burden is over 50%.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,835	3,090	1,165
White	2,480	780	355
Black / African American	4,855	1,970	690
Asian	360	40	40
American Indian, Alaska Native	20	10	0
Pacific Islander	0	0	0
Hispanic	895	180	80

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,910	6,635	0
White	1,180	1,940	0
Black / African American	1,790	3,515	0
Asian	170	145	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	690	800	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,310	13,990	0
White	620	5,495	0
Black / African American	1,065	6,570	0
Asian	45	420	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	15	0
Hispanic	520	1,405	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	520	9,395	0
White	190	4,290	0
Black / African American	135	3,920	0
Asian	55	225	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	135	820	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

The racial and ethnic demographics of the households in the City of Durham according to the 2007 - 2011 ACS Data was: 48.5% White; 40.1% African American; 0.3% Native American; 4.5% Asian; 0.05% Pacific Islander; and the Hispanic or Latino population of any race was reported as 8.7%. There are three disproportionately impacted groups in terms of severe housing problems; they are the 0%-30% of Area Median Income Black/African American Group (experienced 55% of the housing problems), the 50%-80% of Area Median Income Hispanic Group (experienced 23% of the housing problems), and the 80%-100% of Area Median Income Hispanic Group (experienced 26% of the housing problems).

Comparing severe housing problems for households across all income groups based on race and ethnicity the prevalence of severe housing problems was: 10% for White households; 21% for Black/African American households; 15% for Asian households; 8% for American Indian, Alaska Native households; 0% for Pacific Islander households; and 28% for Hispanic households.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

In order for the City of Durham to accurately address the City's housing needs, a thorough analysis of any racial or ethnic group that has a greater housing need in comparison to the City's total housing needs was considered. Data detailing information organized by racial group and ethnicity was evaluated from the CHAS Data and the 2010 Census. A disproportionately greater need was identified when a racial or ethnic group experienced a 10 percentage points or higher occurrence rate of housing cost burdens. A housing cost burden is defined as household paying over 30% of household AMI on housing costs.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	56,520	17,100	13,840	1,190
White	30,390	6,675	4,540	365
Black / African American	18,870	8,090	7,295	695
Asian	2,350	335	495	40
American Indian, Alaska Native	50	55	20	0
Pacific Islander	15	15	0	0
Hispanic	4,045	1,595	1,150	80

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion:

For the jurisdiction as a whole, 20% of all households were cost overburdened by 30% or more and 16% of all households were cost overburdened by 50% or more.

The racial and ethnic demographics of the households in the City of Durham according to the 2007 - 2011 ACS Data was: 48.5% White; 40.1% African American; 0.3% Native American; 4.5% Asian; 0.05% Pacific Islander; and the Hispanic or Latino population of any race was reported as 8.7%. There is one disproportionately impacted group in terms of housing cost burdens; Black/African American households are disproportionately cost burdened by over 50% (experienced 53% of the housing cost burden).

Comparing all households that are housing cost burdened by 30% to 50%: 15% of White households were cost burdened; 22% of Black/African American households were cost burdened; 8% of Asia households were cost burdened; 22% of American Indian, Alaska Native households were cost burdened; 36% of Pacific Islander households were cost burdened; and 20% of Hispanic households were cost burdened.

Comparing all households that are housing cost burdened by over 50%: 10% of White households were cost burdened; 20% of Black/African American households were cost burdened; 12% of Asia households were cost burdened; 8% of American Indian, Alaska Native households were cost burdened; 0% of Pacific Islander households were cost burdened; and 14% of Hispanic households were cost burdened.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

There are two disproportionately impacted groups in terms of housing problems; they are the 0%-30% of Area Median Income Black/African American Group (experienced 56% of the housing problems) and the 30%-50% of Area Median Income Black/African American Group (experienced 52% of the housing problems). Both household groups are more than 10 percentage points higher than the 40.1% Black/African American households in the City, which means they have a disproportionately greater need.

Comparing housing problems for households across all income groups based on race and ethnicity the prevalence of housing problems was: 21% for White households; 40% for Black/African American households; 20% for Asian households; 14% for American Indian, Alaska Native households; 36% for Pacific Islander households; and 44% for Hispanic households.

There are three disproportionately impacted groups in terms of severe housing problems; they are the 0%-30% of Area Median Income Black/African American Group (experienced 55% of the housing problems), the 50%-80% of Area Median Income Hispanic Group (experienced 23% of the housing problems), and the 80%-100% of Area Median Income Hispanic Group (experienced 26% of the housing problems). Both household groups are more than 10 percentage points higher than the 40.1% Black/African American households and 8.7% Hispanic households in the City, which means they have a disproportionately greater need.

Comparing severe housing problems for households across all income groups based on race and ethnicity the prevalence of severe housing problems was: 10% for White households; 21% for Black/African American households; 15% for Asian households; 8% for American Indian, Alaska Native households; 0% for Pacific Islander households; and 28% for Hispanic households.

For the jurisdiction as a whole, 20% of all households were cost overburdened by 30% or more and 16% of all households were cost overburdened by 50% or more.

There is one disproportionately impacted group in terms of housing cost burdens; Black/African American households are disproportionately cost burdened by over 50% (experienced 53% of the housing cost burden 10 percentage points higher than the 40.1% Black/African American households in the City, which means they have a disproportionately greater need).

Comparing all households that are housing cost burdened by 30% to 50%: 15% of White households were cost burdened; 22% of Black/African American households were cost burdened; 8% of Asia households were cost burdened; 22% of American Indian, Alaska Native households were cost burdened; 36% of Pacific Islander households were cost burdened; and 20% of Hispanic households were cost burdened.

Comparing all households that are housing cost burdened by over 50%: 10% of White households were cost burdened; 20% of Black/African American households were cost burdened; 12% of Asia households were cost burdened; 8% of American Indian, Alaska Native households were cost burdened; 0% of Pacific Islander households were cost burdened; and 14% of Hispanic households were cost burdened.

If they have needs not identified above, what are those needs?

There are no additional housing needs which were not identified in Sections NA-10 to NA-25.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

As of the 2010 U.S. Census, the minority population of the City of Durham was 55.6%. There were twenty-eight (28) Census Tracts (CTs) in the City that had minority populations over 55.6%. The CTs and minority population are as follows: 001303 97.55% minority, 001400 97.39% minority, 001304 96.56% minority, 002009 95.62% minority, 001301 95.04% minority, 000230 90.46% minority, 000900 88.37% minority, 001708 88.18% minority, 001100 86.73% minority, 001001 86.12% minority, 001802 85.97% minority, 001709 84.49% minority, 002026 84.40%, 001806 83.49% minority, 001801 80.73% minority, 001807 79.33% minority, 001002 77.72% minority, 001711 70.15% minority, 000500 70.00% minority, 001502 69.55% minority, 001710 68.97% minority, and 000101 68.88% minority. The majority of these CTs are located in the east central and south central areas of the City.

The City of Durham has focused recent neighborhood revitalization activities in the Southside Neighborhood of the City. Prior to revitalization efforts, the Southside Neighborhood had the highest concentrations of vacant properties, the lowest rates of homeownership, and highest rates of low/ mod minority concentrations in the City. The City will continue to complete the revitalization efforts initiated in the Southside Neighborhood through its NRSA Program.

NA-35 Public Housing – 91.205(b)

Introduction

The mission of The Durham Housing Authority is to be a leader for affordable housing in Durham County by serving as a housing safety net, promoting individual self-sufficiency, leveraging core housing competency to support DHA's mission, managing real estate, and facilitating and participating in mixed-income housing development.

The vision of the Durham Housing Authority for the year 2021 is that Durham becomes a model community for affordable housing with a diverse housing portfolio for moderate- and low-income families, a quality housing safety net for temporary, transitional and special populations and new developments with affordable housing choices. By 2021, the Durham Housing Authority envisions itself as a premier public real estate holding company and the affordable housing provider of choice.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	1,782	2,577	24	2,525	0	0	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	8,004	12,490	9,934	12,402	0	0
Average length of stay	0	0	4	6	0	6	0	0
Average Household size	0	0	2	2	1	2	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	317	462	9	453	0	0
# of Disabled Families	0	0	461	722	15	697	0	0
# of Families requesting accessibility features	0	0	1,782	2,577	24	2,525	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	87	146	1	145	0	0	0
Black/African American	0	0	1,683	2,425	23	2,374	0	0	0
Asian	0	0	3	3	0	3	0	0	0
American Indian/Alaska Native	0	0	5	3	0	3	0	0	0
Pacific Islander	0	0	4	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	24	23	0	23	0	0	0
Not Hispanic	0	0	1,758	2,554	24	2,502	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The Durham Housing Authority is in compliance with Section 504 of the Rehabilitation Act of 1973; 5% of the dwelling units are accessible for persons with mobility disabilities and 2% are accessible for persons with hearing or visual disabilities. The greatest demand for housing unit types is for one-bedroom units.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The public housing and housing choice voucher lists are currently both closed. There are approximately 2,800 households on the public housing waiting list. The list is comprised of 97% African-American households and 3% white households; Hispanic households represent a very small percentage of the waiting list. There are approximately 600 households on the housing choice voucher waiting list. The demographics of the section 8 voucher waiting list are almost identical to the public housing waiting list.

The Housing Authority has a 98% occupancy rate for public housing units. Public housing units that turn over at the Morreene Road public housing community are being reserved for DHA's Rental Assistance Demonstration (RAD) award. Housing Choice Voucher holders are having a difficult time finding one-bedroom rentals.

The most immediate housing needs are for one-bedroom apartments.

How do these needs compare to the housing needs of the population at large

The Housing Authority's waiting lists are disproportionately representative of the extremely-low income population of Durham. While there are some similarities, such as the need for affordable, decent, safe, and sanitary housing, the needs of the lowest income residents of the City are specific to the need for highly subsidized housing.

The Housing Authority also identified the need to focus on resident services in its Five Year Plan. The DHA identified goals and objectives to increase the financial viability of the housing authority, become a high performer, and establish strong community partnerships.

Discussion

The Durham Housing Authority is an important part of the City of Durham's housing strategy, especially for households that are low-income, very low-income, and extremely low-income. The City of Durham has identified that there is a need for affordable housing to address all households affected by housing problems, severe housing problems, and housing cost burdens. The Housing Authority plans to improve quality assisted housing by renovating, demolishing or modernizing units, and by providing replacement public housing. Waiting lists indicate a need for one-bedroom rental units. The DHA will continue work

in conjunction with the City and housing developers to acquire and renovate lower income rental housing units.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The Council to End Homelessness in Durham, a coalition of representatives from organizations active in service to, or advocacy for homeless people, the faith based community, affordable housing agencies and currently or formerly homeless people, with support from the United Way of the Greater Triangle, the City of Durham and Durham County, has led a community-wide planning process that resulted in the development of the 10 Year Results Plan to End Homelessness in Durham. The City of Durham and Durham County made a commitment to end homelessness with the adoption of the 10-Year Results Plan to End Homelessness in 2006.

In 2011, an initiative, Opening Doors to Prevent and End Homelessness in Durham, (Durham Opening Doors), was established to align the local plan with "Opening Doors," the Federal Strategic Plan to Prevent and End Homelessness that had been adopted in 2010.

Implementation now is coordinated through the City of Durham's Community Development Department. An Inter-local Agreement has been adopted to clarify the roles and responsibilities of the City, County, and the HSAC, the initiative's and the CoC's leadership body.

Durham 'Opening Doors' broad goal remains to reduce the time that people spend in emergency shelters to forty-five days or less. Durham is one of over 850 cities and counties across the nation committed to ending homelessness in their community.

Reducing and ending homelessness will require ongoing involvement and participation of partner agencies and the entire community. The HSAC works to facilitate the community's involvement in this effort and advises elected leaders of the City of Durham and Durham County on matters related to homelessness.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Unsheltered	Sheltered				
Persons in Households with Adult(s) and Child(ren)	0	176	564	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	44	582	0	0	0	0
Chronically Homeless Individuals	12	82	306	0	0	0
Chronically Homeless Families	0	9	33	0	0	0
Veterans	5	130	466	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	9	33	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

For individuals and families who do not meet the definition of "homeless" under any of the categories established in the Homeless Definition final rule, the McKinney-Vento Act was amended to allow homeless prevention assistance to be provided to persons who are "at risk of homelessness." Individuals and families qualify as at risk of homelessness under three categories:

1) Individuals and families

(i) Has an annual income below 30% of median family income for the area; AND

(ii) Do not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or another place defined in Category 1 of the "homeless" definition; AND

(iii) Meet one of the following conditions:

(A) Has moved because of economic reasons 2 or more times during the 60 days immediately preceding the application for assistance;
OR

(B) Is living in the home of another because of economic hardship; OR

(C) Has been notified that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance; OR

(D) Lives in a hotel or motel and the cost is not paid for by charitable organizations or by Federal, State, or local government programs for low-income individuals; OR

(E) Lives in an SRO or efficiency apartment unit in which there resides more than 2 persons or live in a larger housing unit in which there reside more than one and a half persons per room; OR

(F) Is exiting a publicly funded institution or system of care; OR

(G) Otherwise live in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved Con Plan.

2) Unaccompanied children and youth

A child or youth who does not qualify as homeless under the homeless definition, but qualifies as homeless under another Federal statute

3) Families with children and youth

An unaccompanied youth who does not qualify as homeless under the homeless definition, but qualifies as homeless under Section 725(2) of the McKinney-Vento Homeless Assistance Act, and the parent(s) or guardian(s) of that child or youth are living with him or her.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	145	12
Black or African American	582	28
Asian	3	0
American Indian or Alaska Native	8	0
Pacific Islander	20	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	36
Not Hispanic	0	8

Data Source

Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The Rapid Re-Housing (RRH) program has a formal selection process and appeals procedures that explains the enrollment process and priority applicants. Priority is given to homeless families living in emergency shelters and places not meant for human habitation. RRH case managers assess household needs, develop an action plan in consultation with the household, and provide housing referrals as needed. Depending on the household income and the number of individuals within the household, the families are provided rental assistance on a sliding scale. The length of assistance is dependent on the same factors. On average, households receive 3-6 months of assistance. To promote self-sufficiency, every household is asked to contribute to rent upon program entry. Eligible households begin paying 30% of total income on rent and over time gradually increase their monthly contribution until they are fully responsible for monthly rent and utility payments.

Based on the 2014 Annual Homeless Assessment Report (AHAR), the City estimates that approximately 170 families experience homelessness in Durham annually. These families are most often headed by a single African-American female parent. Most of the children are very young, often of pre-school or elementary school age.

Based on the 2014 AHAR, the City estimates that annually some 466 veterans experience homelessness in Durham. Nearly all homeless veterans who seek housing assistance are unaccompanied by children. Only 6% percent of veterans seeking housing assistance are women. The HUD-VASH program has provided permanent supportive housing to approximately seventy (70) veterans and their families in the last three years. This housing support appears to have only minimally impacted the number of veterans experiencing homelessness in Durham as the total number of veterans sheltered in emergency shelters

or transitional housing as reported in the Homeless Management Information System, declined less than ten percent between the 2011 and 2014 reporting periods.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Emergency Shelter for Families

Race

- White, Non-Hispanic 6.0%
- White, Hispanic 0.5%
- Black/African-American 85%
- Asian 2.5%
- American Indian 3.0%
- Several Races 3.0%

Ethnicity

- Non-Hispanic 91.5%
- Hispanic 7.0%
- Unknown 1.5%

Transitional Housing for Families

Race

- White, Non-Hispanic 1.5%
- White, Hispanic 0.7%
- Black/African-American 93.2%
- Asian 0.0%
- American Indian 0.7%
- Several Races 3.8%

Ethnicity

- Non-Hispanic 98.5%
- Hispanic 1.5%
- Unknown 0.0%

Permanent Supportive Housing for Families

Race

- White, Non-Hispanic 8.1%
- White, Hispanic 0.0%
- Black/African-American 89.2%

- Asian 0.0%
- American Indian 0.0%
- Several Races 2.7%

Ethnicity

- Non-Hispanic 99.0%
- Hispanic 1.0%
- Unknown 0.0%

Emergency Shelter for Individuals

Race

- White, Non-Hispanic 21.8%
- White, Hispanic 2.6%
- Black/African-American 71.3%
- Asian 0.1%
- American Indian 1.1%
- Several Races 2.8%

Ethnicity

- Non-Hispanic 96.3%
- Hispanic 3.7%
- Unknown 0.0%

Transitional Housing for Individuals

Race

- White, Non-Hispanic 24.8%
- White, Hispanic 0.0%
- Black/African-American 72.4%
- Asian 0.0%
- American Indian 0.0%
- Several Races 2.0%

Ethnicity

- Non-Hispanic 97.1%
- Hispanic 2.9%
- Unknown 0.0%

Permanent Supportive Housing for Individuals

Race

- White, Non-Hispanic 20.1%
- White, Hispanic 0.6%
- Black/African-American 78.1%
- Asian 0.6%
- American Indian 0.0%
- Several Races 0.6%

Ethnicity

- Non-Hispanic 99.4%
- Hispanic 0.6%
- Unknown 0.0%

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The sheltered Point In Time (PIT) count increased from 635 people in 2012 to 700 people in 2013. Part of that increase reflected increased capacity as available Emergency Shelter (ES) and Transitional Housing (TH) beds increased from 710 to 804 while the actual bed-occupancy rate declined from 89% to 87%, perhaps because rapid re-housing activity had ceased between the end of the Homeless Prevention and Rapid Re-housing Program (HPRP) and the beginning of use of ESG and other funds, the number of homeless people in families increased 44%. Of the overall count, including the unsheltered population, 7% of the number of people reported they had been discharged from a public institution within 30 days of becoming homeless. This remained high at 180 adults. Subpopulations of the chronically homeless and veteran homeless declined significantly, by 35% and 20% respectively, while the percentage of all adults reporting chronic substance abuse or mental illness remained high at 45% and 20% respectively.

The unsheltered count decreased to 53 people in 2013, a 16% decline from 63 people counted in 2012, and a 22% decline from 68 counted in 2010.

PIT counts were conducted on only one night, with strong confidence that sheltered persons were not counted more than once. Recommendations of HUD's HIC and PIT Count Data Collection Guidance were followed. CoC staff provided instruction and training to provider staff on the definitions/characteristics of persons to be counted in the subpopulations. Reports on the totals counted and subpopulations were compared to and reconciled with HMIS PIT reports to confirm the accuracy of the providers' reports. Service based counts and counts of unsheltered persons used unique identifiers to confirm where individuals had slept on the night of the count to ensure that housed or unsheltered people were not erroneously included in the sheltered count.

A HSAC subcommittee coordinated a supplemental count of youth, ages thirteen to twenty-four. The count was intended to identify more clearly youth who were precariously housed or were actually

homeless. The count was conducted in December 2014 and January 2015. The following tables indicate how the 76 people interviewed answered the questions: "Where do you plan to sleep tonight?" and "How long have you been sleeping at the place you will sleep tonight?"

"Where do you plan to sleep tonight?" Survey Results: Family Home (your parent's/guardian's home) 50 people representing 65%; Relative's home 5 people representing 6%; Friend's home 6 people representing 8%; Home of boy/girlfriend/significant other 1 person representing 1%; Foster family home 4 people representing 5%; Your own apartment/home 2 people representing 3%; Group Home 1 person representing 1%; Shelter (emergency/transitional) 3 people representing 4%; Rooming/Boarding house 1 person representing 1%; Permanent Supportive Housing (for formerly homeless persons) 1 person representing 1%; and Other 3 people representing 4%.

"How long have you been sleeping at the place you will sleep tonight?" Survey Results: Less than one week 10 people representing 13%; 1 week- 3 weeks 6 people representing 8%; 1 month to 3 months 6 people representing 8%; 4 months to 6 months 7 people representing 9%; 7 months to 12 months 4 people representing 5%; and 1 year or more 43 people representing 56%.

While these counts do not represent a statistically valid sampling of young people in Durham, the survey's preliminary results suggest that the Durham community has a subset of youth whose housing is unstable and who are frequently moving from one housing situation to another.

Discussion:

The HSAC adopted the goals of "Opening Doors," the Federal Strategic Plan to Prevent and End Homelessness in 2013 with the following vision statement, and the goals and objectives outlined in the federal plan to guide its leadership of the Durham CoC and its recommendations to the elected leadership of the Durham community, in its advisory role.

The vision of Durham Opening Doors will be a community where all residents have a safe, stable, place to call home that is permanent and affordable. Durham Opening Doors will accomplish this through the following goals: 1) Finish the job of ending chronic homelessness by 2015; 2) Prevent and end Veterans homelessness by 2015; 3) Prevent and end homelessness for families, youth and children by 2020; and 4) Set a path to ending all types of homelessness.

The following objectives were identified by Durham Opening Doors to accomplish its goals:

Increase Leadership, collaboration, and communication among all stakeholders

1. Improve communication among public sector leadership in order to understand policies that create barriers to access of programs and services for homeless people.
2. Develop collaborative strategies to reduce barriers to access of targeted and mainstream programs.

Increase Access to Stable and Affordable Housing

1. Homeless people will have access to permanent, affordable housing.
2. Those who become homeless are able to access needed services so they can be re-housed in permanent housing as soon as possible.

Increase Economic Security

1. Homeless people will have the income necessary to obtain and sustain permanent housing.
2. Improve access to mainstream programs for people experiencing homelessness.

Improve Health and Stability

1. Integrate primary and behavioral health care services with homeless assistance programs and housing to reduce people's vulnerability to, and the impacts of, homelessness.
2. Advance health and housing stability for youth aging out of systems such as foster care and juvenile justice.
3. Advance health and housing stability for people experiencing homelessness and who have frequent contact with hospitals and criminal justice.

Retool the Homeless Crisis Response System

1. Transform homeless services to crisis response systems that prevent homelessness and rapidly return people who experience homelessness to stable housing.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The groups to be addressed in this assessment include:

Elderly Persons (65 years and older)

Frail Elderly

Persons with mental, physical, and/or developmental disabilities

Persons with Alcohol or other Drug Addiction

Persons with HIV/AIDS and their families

Victims of domestic violence, dating violence, sexual assault, and stalking

The housing needs of each one of these groups were determined by consultations with social service providers and statistical information provided by social service agencies.

Describe the characteristics of special needs populations in your community:

Elderly Persons (65 years and older) - According to the 2007-2011 American Community Survey, the elderly population represents 8.8% of the total population of the City of Durham. There are a high number of elderly households on a fixed-income with a need for transportation and housing rehabilitation assistance.

Frail Elderly - According to the 2009-2013 American Community Survey 38.1% of the elderly population have a disability; 14.7% have a hearing difficulty, 8.7% have a vision difficulty, 10.6% have a cognitive difficulty, 26.3% have an ambulatory difficulty, 9.4% have a self-care difficulty, and 17.0% have an independent living difficulty. There is a need for accessibility modifications to owner-occupied and renter-occupied housing units to address those needs.

Persons with Mental, Physical, and/or Developmental Disabilities - According to the 2009-2013 American Community Survey, 10.4% of the population have a disability. Of the Under 18 Population, 4.2% have a disability. Of the 18-64 Population, 9.0% have a disability and for the 18-64 Age Group, 1.5% have a hearing difficulty, 2.4% have a vision difficulty, 3.5% have a cognitive difficulty, 4.6% have an ambulatory difficulty, 1.7% have a self-care difficulty, and 3.1% have an independent living difficulty. There are needs for accessible housing, employment opportunities, and supportive services.

Persons with Alcohol or other Drug Addiction - According to the North Carolina Division of Mental Health, Developmental Disabilities and Substance Abuse Services, approximately 18,000 adults and 1,000 children in Durham County abused or were addicted to illegal drugs, prescription medications, or alcohol in 2012. Between 2010 and 2012, there were over 3,000 admissions a year for Durham residents to emergency departments for substance-related conditions. For adults, there was an increase of 11.6% in the number of admissions between 2010 and 2012. During this same time period, the number of admissions for juveniles increased 64.7%. The number of deaths related to substance abuse use increased 33% from 2004-06, which averaged 34.3 deaths, to 2009-11 which averaged 45.7 deaths per year. During this same time period, deaths associated with prescription drugs were up 75%, with alcohol up 30%, with heroin up 17%, and cocaine was down 10%. There is a need for additional supportive services, affordable housing, and employment opportunities to assist these non-homeless special needs population.

Persons with HIV/AIDS and their families - As of 2013, the NC Department of Health and Human Services Division of Public Health's HIV/STD Surveillance Report identified 1,565 HIV infection (HIV/AIDS) cases living in Durham County as of 12/31/2013. Durham County has the 4th highest average rate of HIV infection in the State from 2011-2013 at a rate 26%. There are 534 AIDS cases as of 12/31/2013 living in Durham County. Of the HIV/AIDS cases diagnosed: 79% of diagnoses were males; 64% of cases were black (male and female); 61% of HIV infections were from men who have sex with men; and the largest age group identified at the time of transmission was 20-24 year olds (18%), followed by 25-29 year olds (15%). There is a need for supportive services and affordable housing for persons with HIV/AIDS.

Victims of Domestic Violence, Dating Violence, Sexual Assault, and Stalking - Based on crime statistics and social service agency responses, it can be estimated that approximately 300 single-person households and family households are victims of domestic violence, dating violence, sexual assault, and stalking.. There is a need for supportive services and affordable housing.

What are the housing and supportive service needs of these populations and how are these needs determined?

Based on an update to previous housing needs estimates, the following housing and supportive service needs have been identified in interviews and meetings with social service agencies:

Elderly - decent, safe, accessible, and affordable owner and renter occupied housing units; recreational and health care services

Frail Elderly - decent, safe, accessible, and affordable owner and renter occupied housing units; in-home health care services and Meals on Wheels

Persons with Mental Illness - permanent supportive housing; health care services

Developmentally Disabled - decent, safe, accessible, and affordable owner and renter occupied housing units; job training and recreational services

Physically Disabled – decent, safe, accessible, and affordable owner and renter occupied housing units; rehabilitation and accessibility services

Persons with Alcohol/Drug Addiction – temporary and permanent supportive housing; health care counseling and job training

Persons with HIV/AIDS – temporary and permanent supportive housing; health care counseling

Victims of Domestic Violence, Dating Violence, Sexual Assault, and Stalking – temporary and permanent supportive housing; counseling and health care services

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The Durham Chapel Hill MSA is comprised of Chatham, Durham, Orange, and Person Counties. As of 2013, the NC Department of Health and Human Services Division of Public Health's HIV/STD Surveillance Report identified 2,044 HIV infection (HIV/AIDS) cases living as of 12/31/2013 in the MSA. There are 686 AIDS cases as of 12/31/2013 living in the MSA. Of the HIV/AIDS cases diagnosed: 79% of diagnoses were males; 64% of cases were black (male and female); 61% of HIV infections were from men who have sex with men; and the largest age group identified at the time of transmission was 20-24 year olds (18%), followed by 25-29 year olds (15%). There is a need for supportive services and affordable housing for persons with HIV/AIDS and their families.

Discussion:

Special needs populations include the elderly, frail elderly, persons with mental, physical, and/or developmental disabilities, persons with alcohol or other drug addiction, persons with HIV/AIDS and their families, and victims of domestic violence, dating violence, sexual assault, and stalking. While the City of Durham supports local service providers, the housing and supportive services for the special needs population is primarily provided through State, County and private non-profit housing and supportive service providers in the City.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The following Public Facilities needs were identified in the City of Durham's Comprehensive Plan:

Open Space - Require preservation of open space appropriate to the intensity of development in each Tier, Open Space Level of Service Standards, or other adopted open space plans.

Transportation - Provide road capacity at levels of service consistent with the Traffic Level of Service Standards. Suggestion to add: Support planning for a light rail system connecting East Durham and Chapel Hill, and the provision of affordable housing within a half mile of proposed light rail stations as the preliminary planning moves to the design and layout of the proposed light rail system.

Water Supply - Continue to operate and maintain water treatment and distribution facilities to provide an adequate supply of drinking water consistent with Federal and State standards.

Wastewater Treatment - Continue to treat wastewater and resulting effluent and sludge to meet or exceed Federal and State standards.

Utilities Extension - Require City Council approval of extensions of the water distribution and sewer collection systems outside of the City limits in accordance with applicable codes, policies, standards and specifications of the City, which includes a voluntary annexation request to the City.

Stormwater Collection - New development shall not increase the post-development peak runoff rate from the 1-year storm over the pre-development peak runoff rate by more than 10 percent. Ensure that in the Neuse River basin, new development limits nitrogen export to 3.6 pounds per acre per year. New development in watershed protection areas shall treat the first 1-inch of stormwater runoff.

Libraries - Provide at least 0.50 square feet of library space per capita, at least 3.00 books per capita, and provide facilities such that most City residents are within 5 miles of a library facility.

Parks and Recreation - Provide parks and recreational services and facilities in the City of Durham in accordance with the Durham Parks and Recreation Plan, as amended. In the County, continue to provide passive, nature-based recreational opportunities.

Schools - Provide public school facilities with a maximum enrollment of 110 percent of the system's maximum permanent building capacity, measured on a system-wide basis for each type of facility.

Public Safety - For City fire protection, maintain a seven minute emergency response time for 90 percent of the calls in the metropolitan/urban response area; eight (8) minutes in suburban and/or rural response areas, which includes a turn out time of less than three minutes for percent incident occurrences and four minutes of travel time for 90 percent of occurrences in the metropolitan/urban

response area; five (5) minutes in the suburban and/or rural response areas. For County fire protection, maintain an 8 minute emergency response time for 80 percent of the calls and a turn out time of less than one minute for at least 90 percent of calls. For emergency medical services, maintain a County-wide response time of 9 minutes or less.

For City police protection, maintain adequate patrols to provide an average response time of 6 and a half minutes or less for Priority 1 calls. Maintain a professional police force reflecting the diverse population of the City of Durham, with appropriate training in law enforcement and community policing skills. For County Sheriff's Office protection, maintain a ratio of sworn officers to the (non-City) County population of 1:229.

Solid Waste - Provide disposal capacity sufficient to accommodate the City's needs. In the County, operate and maintain solid waste Convenience Centers to provide County residents a place to dispose of solid waste.

How were these needs determined?

These needs were determined from public input, interviews with City staff, the City of Durham's Comprehensive Plan, and the joint City-County Planning Department.

Describe the jurisdiction's need for Public Improvements:

The following Public Improvement needs were identified in the City of Durham's Comprehensive Plan:

Policy 15.1.1a. Public Services and Tiers: City and County Departments and the Durham Public Schools shall provide public services at the level and location appropriate to the Tiers established by the Comprehensive Plan.

Policy 15.1.1b. Levels of Service Established: The City, County, and Durham Public Schools shall maintain Durham's quality of life by maintaining the level of service standards, as defined in the elements of the Durham Comprehensive Plan.

Policy 15.2.1a. CIP Review: The City-County Planning Department, in conjunction with the City and County Budget and Management Services Departments, shall review the City and County's proposed Capital Improvement Programs (CIPs) for consistency with the Comprehensive Plan to ensure that capital improvements keep pace with Durham's growth consistent with the adopted level of service standards.

Policy 15.2.1b. Level of Service Standards Amendments: The City-County Planning Department shall initiate Plan Amendments to revise the level of service standard, when constraints preclude the ability to maintain the adopted level of service.

Policy 15.2.1c. Other Funding Sources: City Departments, County Departments, and the Durham Public Schools shall seek grants or alternative funds when available to support facility expansion and improvements.

Policy 15.2.1d. Capital Projects Assessment: The City and County Budget and Management Services Departments shall assess and identify capital projects and programs proposed for funding as either: i. Essential services or services that are directly related to protecting the immediate health and safety of citizens from an existing or imminent hazard; ii. Necessary services, or services that are directly related to maintaining the level of service established by the Comprehensive Plan; or iii. Desirable services, or services that are related to enhancing the desirability of Durham as a place to live.

Policy 15.2.2a. Capital Improvements Programs: The City and County Budget and Management Services Departments shall prepare Capital Improvement Programs (CIPs) that: i. Identify those facilities which are required to maintain the levels of service standard; ii. Identify the sources of funds for each proposed facility; and iii. Identify and include in the annual budget the costs of operating and maintaining all proposed projects.

Policy 15.2.2b. Joint Siting and Use of Facilities: The City-County Planning Department, in conjunction with the City and County Budget and Management Services Departments, and the Durham Public Schools shall coordinate CIP project development and develop recommendations to assure that facilities are provided in a cost-effective manner and that shared facilities are developed whenever possible, as outlined in the most recent "Joint Capital Improvements Projects Report."

Policy 15.2.2c. Evaluation: In making the decision to recommend funding of capital facilities, the City and County Budget and Management Services Departments shall consider: i. The need to correct public hazards; ii. The need to eliminate existing deficiencies or maintain existing service levels; iii. The need to provide capacity for the future; iv. The need to provide for the renewal and replacement of, and improvement to, existing facilities; v. The desire to implement the Goals, Objectives and Policies of the Durham Comprehensive Plan; and, vi. The ability to take advantage of special or unique development opportunities in a timely manner.

Policy 15.2.3a. Impact Fees: The City and County Budget and Management Services Departments shall periodically reassess impact fees to ensure that the fees reflect the actual cost of services.

Policy 15.2.3b. User Fees: The City and County Departments shall establish user fees such that, to the extent possible, costs of services shall be recovered from the user that benefits from the services rather than recovered from the community as a whole.

Policy 15.3.1a. Assessment Reports. The City-County Planning Department shall use the level of service standards in the Durham Comprehensive Plan to evaluate development proposals and report the impact of the new development on public facilities. The City-County Planning Department shall work with other relevant City and County Departments to determine, if possible and appropriate, what is needed to

mitigate the impact if the levels of service would fall below the adopted standards as well as how to better provide services and facilities to support the goals of the Durham Comprehensive Plan.

Policy 15.3.1b. Capacity for Growth: The City-County Planning Department shall provide regular reports on the available capacity of public facilities to accommodate additional growth.

Policy 15.3.1c. Effectiveness of Funding Methods: The City and County Budget and Management Services Departments shall regularly evaluate the effectiveness of the public facility funding methods and investigate alternative methods to find the most efficient funding system to pay for public services.

How were these needs determined?

These needs were determined from public input, interviews with City staff, the City of Durham's Comprehensive Plan, and the joint City-County Planning Department.

Describe the jurisdiction's need for Public Services:

The following Public Service needs were identified in the City of Durham's Comprehensive Plan:

Policy 12.1.1a. City Fire Protection Response Time Maintain the following response times: i. A seven (7) minute emergency response time for the first arriving unit for 90% of emergency incident occurrences in the metropolitan/urban response area; eight (8) minutes in suburban and/or rural response areas; ii. A three (3) minute turn out time for 90% of emergency incident occurrences (911 Center 90 seconds call processing time plus 90 seconds en-route time); iii. Four (4) minutes for actual travel time for 90% of occurrences in the metropolitan/urban response area; five (5) minutes in the suburban and/or rural response areas.

Policy 12.1.1b. City Fire Protection Equipment and Staffing Determine strategic placement of engine company ladder companies, and other emergency response apparatus by utilizing fire service jurisdiction assessment and fire data analysis software. Primary considerations include call volume, call frequency, call type (Fire, EMS), in addition to building occupancy, design and hazard.

Policy 12.1.1c. City Fire Station Locations: Determine the need for new City fire station sites based on the use of fire service jurisdiction assessment and fire data analysis software. Variables used in decisions include: i. Increases in development activity that would eventually rule out a 4 minute travel time; ii. Trends in adjoining service areas toward a rise in the number of calls, call type, and increasing travel times; iii. Building occupancy, design, and hazard; iv. Risk assessments and standard of coverage applications; and v. Increasing population or population density, and building values in the proposed fire service area.

Policy 12.1.1d. Fire Hydrant System: Reduce the level of risk by maintaining the hydrant system with adequate fire flows.

Policy 12.1.2a. County Fire Protection Response Time: Maintain an 8 minute emergency response time for 80 percent of the calls and a turn out time of less than one minute for at least 90 percent of calls.

Policy 12.1.2b. Volunteer Fire Department Stations in Durham County: Determine the need for new County volunteer fire department station sites based on assessments that include, at a minimum, the following factors: i. Increasing population and building values in the proposed fire service area; ii. Increases in development activity that would extend response times; and iii. Trends in adjoining service areas toward a rise in the number of calls and increasing travel times.

Policy 12.1.3a. Mutual Aid: Continue to implement mutual aid agreements with other jurisdictions and the State.

Policy 12.1.3b. Fire Protection Plan: The City Fire Department and the Durham County Fire Marshall shall develop a long range fire protection plan for comprehensive fire services throughout Durham County.

Policy 12.1.3c. Siting Public Safety Facilities: Establish a cooperative process among jurisdictions for the appropriate development and location of public safety facilities, especially for collaborative training sites.

Policy 12.1.3d. Multiple Use Sites: In programming new sites for fire and emergency medical facilities, the City and County shall evaluate the feasibility of the proposed sites to accommodate a combination of uses whenever possible in order to provide services more cost effectively and to create centers for community activities.

Policy 12.2.1a. EMS Response Time: The Durham Emergency Medical Services Department shall maintain a County-Wide total response time of 13 minutes or less.

Policy 12.2.1b. EMS Equipment Needs: The Durham Emergency Medical Services Department shall maintain a ratio of ambulances to population of 1 to 21,500.

Policy 12.2.1c. EMS Alternative Funding Methods: The Durham Emergency Medical Services shall explore supplemental funding methods to improve EMS services in the County.

Policy 12.2.2a. Paramedics at Volunteer Fire Department Stations: Maintain agreements to locate paramedics at Volunteer Fire Stations.

Policy 12.2.2b. EMS Mutual Aid: Maintain the agreement for first responder assistance with the City Fire Department.

Policy 12.2.2c. Multiple Use Facilities: In planning new stations, the EMS shall evaluate the feasibility of using the sites to accommodate educational programs for citizens and training programs for staff and, in collaboration with other agencies, to provide co-housing of public safety/ EMS agencies within Durham City and County.

Policy 12.3.1a. City Law Enforcement Staffing: Maintain adequate patrols to provide an average response time of 6.5 minutes or less for Priority 1 calls.

Policy 12.3.1b. County Law Enforcement Staffing: Maintain a ratio of sworn officers to the County population (outside the City limits) of 1:229.

Policy 12.3.1c. Mutual Aid: Continue to implement mutual aid agreements with other jurisdictions, the State and Federal law enforcement agencies.

Policy 12.3.2a. Crime Prevention Coordination: Coordinate a shared approach with community agencies toward reducing criminal activity through educational efforts that focus on crime prevention by conducting community education programs.

Policy 12.3.2b. Crime Prevention Through Environmental Design: Continue consideration of Crime Prevention Through Environmental Design (CPTED) strategies in site design through integration of CPTED principles in the Unified Development Ordinance and design guidelines.

Policy 12.3.2c. Neighborhood Watch and Other Volunteer Programs: Involve neighborhoods in crime prevention, disaster preparedness, citizen volunteer police services and shelter management through the establishment of neighborhood programs.

Policy 12.4.1a. Emergency Operations Plan: Maintain and implement an effective Emergency Operations Plan to protect people and property in Durham in times of emergency. The Plan shall delineate roles and establish policies, procedures and responsibilities for public and non-profit agencies at times of emergency. The National Incident Management System model will be incorporated into the response plan.

Policy 12.4.1b. Community and Volunteer Coordination. The Emergency Management Department shall work with the Sheriff's Office, City and County Managers, City's Police and Fire Department, Volunteer Fire Departments, Emergency Medical Services, other agencies and citizen groups, such as the American Red Cross, the Salvation Army, Amateur Radio (ARES), Community Emergency Response Teams (CERT), Police Reserves, Sheriff's Reserves, and Citizen Observer Patrol (COPS), to implement the Durham Emergency Operations Plan and coordinate activities and responsibilities during periods of disaster.

Public safety includes fire protection, emergency medical services, and law enforcement. Fire protection in Durham is provided by a combination of City and County fire fighters. The City of Durham carries an Insurance Services Office (ISO) rating of 3.

County fire protection is provided by five departments with stations throughout the County. These departments are primarily staffed by volunteers, but full time firefighters, employed by the County, work at the Lebanon and Bethesda Volunteer Fire Departments. The County Fire Marshal's Office provides training and administrative assistance to the volunteer departments.

The Durham County Emergency Medical Service (EMS) is the primary EMS provider for the City and County. Paramedic services are provided from five EMS stations within the City limits and one County ambulance located at Durham City Fire Station 5. Additional EMS services are provided by the Bahama, Redwood, Bethesda, Lebanon, and Parkwood Volunteer Fire Departments. Additional first responder assistance is provided within the City limits by the Durham Fire Department. Duke EMS is a student run first responder service providing response on the Duke Campus.

Law enforcement is provided by the City of Durham Police Department (DPD) and the Durham Sheriff's Office. The DPD has five sub-stations and several leased satellite facilities, in addition to the Central Headquarters Building in downtown Durham. The Sheriff's Office provides law enforcement outside the City's corporate limits in addition to serving the civil law process throughout the County. The Office also provides court security and operates the County Detention Facility. The Sheriff's Office has three substations in addition to its headquarters in the Judicial Building in downtown Durham.

How were these needs determined?

These needs were determined from public input, interviews with City staff, the City of Durham's Comprehensive Plan, and the joint City-County Planning Department.

Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

A relatively small portion of the City's housing stock (17.4%) was built prior to 1960, which is now over 50 years old. Just over forty percent (42.0%) of the City's housing stock was built between 1990 and 2009. The housing stock in the City is relatively newer. There have been minor shifts in the percentage breakdowns of the housing stock in the City of Durham between 2000 and the 2007-2011 American Community Survey; single-unit detached houses remained the most common housing type during the ten year period.

The median value of owner-occupied homes in the City of Durham in 2000 was \$125,600 compared to \$129,000 for Durham County. The 2007-2011 American Community Survey estimates that the median value of owner-occupied homes in the City of Durham has increased by 42% to \$178,700, as well as a similar increase in Durham County to a median value of \$178,400.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

According to the 2007-2011 ACS data, there were a total of 103,277 total housing units in the City. The majority of the total housing units (53%) in the City are single unit detached structures. Of the total housing units, there were 92,455 (or 89.6% of the housing stock) that were occupied housing units. Of the vacant housing units, the following breakdown of vacancy status was recorded: For Rent 45%; Rented, Not Occupied 8%; For Sale Only 15%; Sold, Not Occupied 3%; For Seasonal, Recreational, or Occasional Use 4%; For Migrant Workers 0%; Other Vacant 25%. Owner occupied units represented 50.9% of the housing stock and renter occupied housing units represented 49.1% of the housing stock. The majority (85%) of owner-occupied housing units are three or more bedrooms. The renter occupied units have a lot of diversity in unit types: 3% are efficiencies; 30% are one-bedrooms; 45% are two-bedrooms; and 22% are three-bedrooms.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	54,265	53%
1-unit, attached structure	7,262	7%
2-4 units	9,331	9%
5-19 units	21,098	20%
20 or more units	10,451	10%
Mobile Home, boat, RV, van, etc	820	1%
Total	103,227	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	86	0%	1,149	3%
1 bedroom	371	1%	13,406	30%
2 bedrooms	6,474	14%	20,637	45%
3 or more bedrooms	40,162	85%	10,170	22%
Total	47,093	100%	45,362	100%

Table 28 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The Durham Housing Authority is the primary provider of lower-income housing in the City of Durham. The following DHA properties are located in the City:

Club Boulevard

2415 Glenbrook Drive Durham, NC 27704

Conventional Public Housing

77 Single family detached houses, located in NE Durham

Cornwallis Road

3000 Weaver Street Durham, NC 27707

Conventional Public Housing

200 Multifamily units, located in SE Durham

Damar Court

3412 Glasson Street Durham, NC 27705

Conventional Public Housing

102 Multifamily townhouse apartments, located in W Durham

Forest Hill Heights

700 S. Mangum Street Durham, NC 27701

Conventional Public Housing

55 Elderly garden apartments, downtown Durham

Hoover Road

1126 Hoover Road Durham, NC 27703

Conventional Public Housing

54 Multifamily townhouse apartments, located in E Dunham

J.J. Henderson Housing Center

807 S. Duke Street Durham, NC 27701

Conventional Public Housing

178 unit elderly housing high rise

Laurel Oaks

600 Laurel Oaks Drive Durham, NC 27713

Conventional Public Housing

30 Townhouse Units, located in SW Durham

Liberty Street

131 Commerce Street Durham, NC 27701

Conventional Public Housing

108 family apartments, in downtown Durham

McDougald Terrace

1101 Lawson Street Durham, NC 27701

Conventional Public Housing

360 apartments, SE Durham

Morreene Road

3412 Glasson Street Durham, NC 27705

Conventional Public Housing

224 units, primarily for the elderly, located in W Durham

Oldham Towers

519 E Main Street Durham, NC 27701

Conventional Public Housing

106 apartments, downtown Durham

Oxford Manor

3633 Keystone Place Durham, NC 27704

Conventional Public Housing

172 family units, located in NE Durham

Scattered Sites

300 Gary Street Durham, NC 27703

Conventional Public Housing

25 duplex apartments (50 units), located in E Durham

Edgemont Elms

912 Angier Avenue Durham, NC 27701

Affordable Housing

58 units, near downtown Durham

Press-Steele Place

500 Pickwick Trail Durham, NC 27704

Affordable Housing

102 affordable housing apartments

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

There are no units expected to be lost from the affordable housing inventory.

Does the availability of housing units meet the needs of the population?

The need for decent, safe, and sanitary affordable housing exceeds the supply of housing; especially for cost-burdened and low-income (8,285 households with a housing problem), very low-income (8,400 households with a housing problem), and extremely low-income (10,060 households with a housing problem) households in the City.

Describe the need for specific types of housing:

The greatest need for housing in the City of Durham is decent, safe, and sanitary affordable housing. Based on the Housing Authority's waiting lists, the largest demand for affordable housing units is for one-bedroom units. This need is supported by the Census and CHAS data that demonstrate a lack of one-bedroom affordable housing rentals.

Discussion

The City has worked effectively in creating new housing units in the previous five year period including adding affordable rental housing units in Southside. An additional need for owner-occupied housing assistance has been identified for the City to expand its housing activities, and the City will continue to produce affordable rental housing units in Southside in The Lofts Phase II and The Whitted School, with many of those planned units being one-bedroom apartments.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Based on a comparison of the 2000 U.S. Census and the 2007-2011 American Community Survey, the City of Durham experienced a significant population growth over the eleven (11) year period and experienced a marginal increase in median household incomes during the same time frame. The increase in population and related economic influences affecting the housing market and created a demand for housing that has increased the housing cost burden for all households living in the City of Durham. According to the 2007-2011 American Community Survey, 51.7% of renter households in the City of Durham have a gross rent that exceeds 30% of their household income and 32.1% of owner households with a mortgage in the City of Durham have housing costs that exceed 30% of their household income.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	125,600	178,700	42%
Median Contract Rent	560	681	22%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	10,462	23.1%
\$500-999	29,122	64.2%
\$1,000-1,499	4,619	10.2%
\$1,500-1,999	526	1.2%
\$2,000 or more	633	1.4%
Total	45,362	100.0%

Table 30 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	2,985	No Data
50% HAMFI	11,135	1,895
80% HAMFI	30,845	9,250
100% HAMFI	No Data	13,170
Total	44,965	24,315

Table 31 – Housing Affordability

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	575	711	843	1,087	1,273
High HOME Rent	575	721	843	1,087	1,238
Low HOME Rent	575	648	782	904	1,008

Table 32 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

For the jurisdiction as a whole, 32.1% of owner occupied units with a mortgage were cost overburdened by 30% or more and 51.7% of renter households were cost overburdened by 30% or more. The greatest need for affordable housing is for the 0%-30% AMI households.

There is an additional need for housing for the following disproportionately affected income groups:

50%-80% of Area Median Income White Group (experienced 90% of the housing problems)
 80%-100% of Area Median Income White Group (experienced 100% of the housing problems)
 0%-30% of Area Median Income Black/African American Group (experienced 55% of the severe housing problems)

50%-80% of Area Median Income Hispanic Group (experienced 23% of the severe housing problems)
 80%-100% of Area Median Income Hispanic Group (experienced 26% of the housing problems)

How is affordability of housing likely to change considering changes to home values and/or rents?

Affordability has decreased over the past eleven (11) years that were analyzed. While the cost of housing has increased over the time period, the incomes for the lower earning households in the City have not kept pace with the cost of housing. This discrepancy has caused the amount of affordable housing in the City to decrease.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

It is estimated that the area median contract rent for the City is \$681 per month. This estimate is very similar to the rates for HOME rents and Fair Market rents. The assisted rental housing units do not unduly impact the market forces dictating rents in the City of Durham.

Discussion

Based on a comparison of the 2000 U.S. Census and the 2007-2011 American Community Survey, the City of Durham experienced a significant population growth over the eleven (11) year period and experienced a marginal increase in median household incomes during the same time frame. The increase in population and related economic influences affecting the housing market and created a demand for housing that has increased the housing cost burden for all households living in the City of Durham. According to the 2007-2011 American Community Survey, 51.7% of renter households in the City of Durham have a gross rent that exceeds 30% of their household income and 32.1% of owner households with a mortgage in the City of Durham have housing costs that exceed 30% of their household income.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The City of Durham contains 9,425 housing units which were built prior to 1950. This represents approximately 10% of the total occupied housing units in the City. Almost a quarter, (21,637 units), of all occupied housing units were built within the last eleven (11) years. Of the 92,455 occupied housing units in the City, 33,853 (36.6%) housing units have at least one 'selected condition'. In addition, 35,694 (38.6%) occupied housing units were built before 1980, and therefore have a potential Lead-Based Paint hazard.

Definitions

The following definitions are used in the table below:

'Selected Housing Condition' - Over-crowding (1.01 or more persons per room), lacking a complete kitchen, lack of plumbing facilities, and/or other utilities, and cost over-burden.

'Substandard condition' - Does not meet code standards, or contains one of the selected housing conditions.

'Suitable for Rehabilitation' - The amount of work required to bring the unit up to minimum code standard, and the existing debt on the property, together are less than the fair market value of the property.

'Not Suitable for Rehabilitation' - The amount of work required to bring the unit up to minimum code standard exceeds the fair market value of the property after rehabilitation work is complete.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	12,091	26%	21,762	48%
With two selected Conditions	197	0%	1,156	3%
With three selected Conditions	136	0%	17	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	34,669	74%	22,427	49%
Total	47,093	100%	45,362	100%

Table 33 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	12,179	26%	9,458	21%
1980-1999	17,538	37%	17,586	39%
1950-1979	12,744	27%	13,525	30%
Before 1950	4,632	10%	4,793	11%
Total	47,093	100%	45,362	101%

Table 34 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	17,376	37%	18,318	40%
Housing Units build before 1980 with children present	6,455	14%	4,745	10%

Table 35 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	7,772	3,000	10,772
Abandoned Vacant Units	1,662	1,000	2,662
REO Properties	358	100	458
Abandoned REO Properties	83	100	183

Table 36 - Vacant Units

Alternate Data Source Name:
2007-2011 ACS

Data Source Comments:

Need for Owner and Rental Rehabilitation

There is a growing need for housing rehabilitation work in the City. However, the cost of rehabilitation exceeds the incomes and assets of many low- and moderate-income persons. Additionally, the cost of rehabilitation in many areas exceeds the economic value of the property. Therefore, many of these housing units will remain in disrepair or vacant since the financial resources are not available to rehabilitate the housing units. There is a need for increased funding to provide financial assistance to lower-income families to rehabilitate properties for more energy efficient and affordable housing.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

In determining decent, safe, and sound housing conditions one needs to look at the environmental quality of these units. Lead Based Paint (LBP) is one of the most significant environmental factors that affect residential units. In 1978, lead was banned from residential paint; more than half of the total housing stock in the United States contains some LBP hazards. It is estimated that 20 million housing units contain lead hazards, which include flaking or peeling lead based paint and excessive levels of tiny lead particles in household dust.

HUD estimates that 3.8 million homes containing such immediate lead hazards are occupied by families with young children who are at immediate risk of lead poisoning. Half of these families own their homes and of those, half have incomes above \$30,000 per year.

LBP in residential housing can cause severe health risks for children. HUD provides a general formula to estimate the potential presence of LBP in housing built prior to 1979, before lead based paint was banned in the United States.

For the City of Durham, it is estimated that 28.8% of housing units are at risk for LBP. This equates to a total of 29,719 housing units that may contain lead based paint. ACS data estimates that 6,455 owner occupied housing units with children present are at-risk for LBP hazards, and that 4,745 renter occupied housing units with children present are at risk for LBP hazards. It can be assumed that the majority of these housing units are inhabited by low- and moderate-income families.

Discussion

The City will continue to support its housing rehabilitation program and code enforcement efforts, as well as encouraging new housing production to address the housing condition needs of the City.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The goal of the Durham Housing Authority (DHA) is to provide high quality housing for the City's low and moderate income citizens. In pursuit of this goal, the DHA strives to deliver the best possible service in a 'people-sensitive' fashion. All work tasks evolve around the premise that the quality of our work directly affects the quality of life of those served. There are 14 Conventional Public Housing communities located throughout Durham: McDougald Terrace, Scattered Sites, Oldham Towers, Cornwallis Road, Liberty Street, Club Boulevard, Hoover Road, J.J. Henderson Housing Center, Morreene Road, Damar Court, Oxford Manor, Forest Hill Heights and Laurel Oaks. These communities provide a total of 1,855 dwelling units.

The U.S. Department of Housing and Urban Development awarded a \$300,000 Choice Neighborhoods Initiative (CNI) planning grant to the Durham Housing Authority in 2012. The CNI program aims to reduce the spatial concentration of poverty through the revitalization of distressed public, assisted and vacant private housing while leveraging investment in neighborhood resources. This grant will be leveraged with cash and in-kind services to approximately \$1 million. It will provide the resources for DHA and its partners to plan the re-development of the Southeast Central area, which includes the McDougald Terrace public housing community. This area is bound by NC Hwy 147 on the North, Bacon Street on the East, Roxboro Street on the West, and Elmira Avenue on the South. Completed in 1953, McDougald Terrace, with a total of 360 multifamily units, is the largest conventional public housing community in Durham. The goal of the CNI Planning Grant is to develop a comprehensive Transformation Plan that will address the core goals of the CNI program: housing, people, and neighborhoods.

DHA received a HOPE VI Revitalization Grant in the amount of \$35,000,000 that was used for the revitalization of the Few Gardens public housing complex and surrounding community. All 240 existing units in Few Gardens have been demolished and will be replaced with 150 units on the original site, including 75 public housing units, 42 tax credit units and 13 market-rate units, as well as homeownership opportunities for 20 public housing and 15 middle-income families. The HOPE VI revitalization plan will also help strengthen the surrounding community by developing 260 units in three adjacent neighborhoods, including 85 public housing rental units, 46 tax credit rental units, 14 market rate units, and 115 homeownership units for 60 public housing and 55 middle-income families. The DHA's HOPE VI Grant has leveraged millions of dollars in public and private funds and provided residents with access to more than twenty local partners, including the Center for Employment and Training, North Carolina Central University and local employers such as GlaxoSmithKline, Durham Public Schools, and IBM, residents will gain the skills they need to tap into the economic growth of the area.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			1,855	2,688			0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The following public housing units are located in the City of Durham:

Club Boulevard

2415 Glenbrook Drive Durham, NC 27704

Conventional Public Housing

77 Single family detached houses, located in NE Durham

Cornwallis Road

3000 Weaver Street Durham, NC 27707

Conventional Public Housing

200 Multifamily units, located in SE Durham

Damar Court

3412 Glasson Street Durham, NC 27705

Conventional Public Housing

102 Multifamily townhouse apartments, located in W Durham

Forest Hill Heights
 700 S. Mangum Street Durham, NC 27701
 Conventional Public Housing
 55 Elderly garden apartments, downtown Durham
 Hoover Road
 1126 Hoover Road Durham, NC 27703
 Conventional Public Housing
 54 Multifamily townhouse apartments, located in E Dunham
 J.J. Henderson Housing Center
 807 S. Duke Street Durham, NC 27701
 Conventional Public Housing
 178 unit elderly housing high rise
 Laurel Oaks
 600 Laurel Oaks Drive Durham, NC 27713
 Conventional Public Housing
 30 Townhouse Units, located in SW Durham
 Liberty Street
 131 Commerce Street Durham, NC 27701
 Conventional Public Housing
 108 family apartments, in downtown Durham
 McDougald Terrace
 1101 Lawson Street Durham, NC 27701
 Conventional Public Housing
 360 apartments, SE Durham
 Morreene Road
 3412 Glasson Street Durham, NC 27705
 Conventional Public Housing
 224 units, primarily for the elderly, located in W Durham
 Oldham Towers
 519 E Main Street Durham, NC 27701
 Conventional Public Housing
 106 apartments, downtown Durham

Oxford Manor
3633 Keystone Place Durham, NC 27704
Conventional Public Housing
172 family units, located in NE Durham

Scattered Sites
300 Gary Street Durham, NC 27703
Conventional Public Housing
25 duplex apartments (50 units), located in E Durham

Edgemont Elms
912 Angier Avenue Durham, NC 27701
Affordable Housing
58 units, near downtown Durham

Press-Steele Place
500 Pickwick Trail Durham, NC 27704
Affordable Housing
102 affordable housing apartments

Public Housing Condition

Public Housing Development	Average Inspection Score
Public Housing Units Cumulative Average 2009	73.61

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The following restoration and revitalization needs of DHA's public housing units was identified in DHA's Five Year Plan dated 2015 to 2019:

McDougald Terrace \$5,978,520: refrigerators, water heater replacement, enclosures, wall kitchen cabinets, range hoods, sidewalks/curbs/gutters, exterior doors, mailboxes, dumpsters/enclosures/pads, HVAC renovations, demolition/abatement, maintenance vehicles, floor repairs, replace commodes and floor tiles, vinyl siding installation, closet doors, and dryer outlets/vents.

Scattered Sites \$936,500: floor repairs, bathroom renovations, erosion control/landscaping, washer/dryer, maintenance vehicles, kitchen renovations, and community center renovations.

Oldham Towers \$1,511,800: exterior lighting, sidewalks replacement, HVAC renovations, kitchen wall cabinets, water heaters, erosion control/landscaping, maintenance vehicles, mailboxes/mail center, paint, exterior doors replacement, screen doors replacement, trash compactor, floor replacement, tile replacement, and doors replacement.

Cornwallis Road \$2,896,000: roofs replacement, dumpsters/enclosures/pads, asphalt repairs, landscaping/erosion control, upgrade playground area/equipment fences, property signage, sidewalks replace, maintenance vehicles, exterior doors, closet doors replacement, kitchen counters/sinks/faucets, mailboxes/mail centers, screen doors replacement, community center renovations, and CPTED (site lighting).

Liberty Street \$3,123,019: HVAC renovations, floor replacements, clothesline enclosures, exterior doors, screen doors replacement, private outdoor space, erosion control/landscaping, repave parking areas/sidewalks/curbs, maintenance vehicle, paint, gutters/downspouts, community center renovations, roofs replacement, toilets, ranges, and refrigerators.

Club Boulevard \$1,451,350: mailboxes/posts, interior doors replacement, bath sinks/faucets/vanities, CPTED (site lighting), water heaters, replace floors, maintenance vehicles, screen doors replacement, window glass replacement, and landscaping/erosion control.

Hoover Road \$1,824,000: exterior renovations, roofs replacement, kitchen counters/sinks/faucets, maintenance vehicle, window screens, closet doors replacement, floor repairs/replacement, community center renovations, alarm, and screen doors replacement.

JJ Henderson Housing \$2,574,400: commodes replacement, kitchen renovations, bath sinks/faucets/vanities, dumpsters replacement, replace canopies at side entrance doors, maintenance vehicles, and replacements and repairs for floors, closet doors, hallways/stairwell fire escape doors, exterior/interior entry doors, replacements for door handles, ceiling tiles, asphalt repaving/concrete repairs, erosion control/landscaping, roll in showers accessible units, alarm and camera at loading dock door, exterior reinforcing rebars, and front entrance.

Morreene Road \$436,628: RAD A/E fees and costs, site improvements, relocation costs, and development costs.

Damar Court \$560,878: RAD A/E fees and costs, relocation, and dwelling structures.

Oxford Manor \$3,612,600: erosion control/landscaping, asphalt/concrete repairs, bathroom sinks/faucets/vanities, kitchen countertops, sinks, faucets, replacement for screen doors, exterior entry doors, maintenance vehicles, floors replacement, refrigerators, replace gas lines, window glass, vinyl siding/shutters, electric service, range hoods, ranges gas, and water heaters.

Forest Hills Heights \$2,380,000: replacements for roof, water heaters, commodes, settlement repairs, community center, HVAC renovations, plumbing repairs, individual unit shutoff valves, maintenance vehicle, dumpsters/pads/enclosures, refrigerators, repairs/replacement for fire emergency alarm system, floors, closet doors, exterior handrails, exterior siding, trim, window shutters, sidewalk and concrete repairs/replacement, security cameras, and storm doors.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

In coordination with the DHA's objective to provide affordable housing, the housing authority is committed to helping residents on the path towards self-sufficiency. The Authority's Resident Services Department is the coordination center for information on opportunities and services that can help residents overcome obstacles and achieve their self-sufficiency goals. The Resident Services Department works to find creative solutions to make assistance available in areas such as: education, credit and finances, computers, homeownership, employment opportunities and job training.

The Family Self Sufficiency (FSS) Program encourages communities to develop local strategies to help voucher families obtain employment that will lead to economic independence and self-sufficiency. Public housing agencies (PHAs) work with welfare agencies, schools, businesses, and other local partners to develop a comprehensive program that gives participating FSS family members the skills and experience to enable them to obtain and maintain employment that pays a living wage. FSS program services may include, but are not limited to: Child Care; Transportation; Education; Job Training & Employment Counseling; Substance/Alcohol Abuse Treatment.

The Resident Council is a HUD and DHA recognized group of elected resident officers from all DHA public housing properties who have open communication with the housing authority and residents regarding issues that affect their community. HUD encourages housing authorities and residents to work together to determine appropriate ways to foster constructive relationships. Each elected resident council receives individual and group training along with the opportunity to attend seminars and conferences throughout the United States. This training allows residents to network with other public housing residents and RRHA staff members to build new relationships and gain powerful insights on ways to improve their neighborhoods. The Resident Council Training Program is designed to build strong leadership for Durham Housing Authority Resident Councils and Resident Management Corporation. By addressing reoccurring issues of recruiting, training and retaining viable resident councils, this program will provide clarification of roles among council leaders and members, provide training in conflict management, consensus building, council administration and leadership skills.

Discussion:

DHA's Goals and Objectives identified in their Five Year Plan are:

Goal One - To become a financially viable real estate company (Today's Resources – Tomorrow's Investments)

Objectives -

Increase housing opportunities.

Improve communication.

Increase marketing.

Improve operational efficiency.

Increase revenue.

Improve customer service.

Goal Two - To become a high performing organization, fulfilling our mission, guided by core beliefs (Operational Excellence)

Objectives -

Improve housing assets, infrastructure, and fleet.

Improve recruitment, selection, and retention.

Improve knowledge, skills, and abilities.

Enhance technology tools.

Decrease expenses.

Increase customer satisfaction.

Goal Three - To establish strong community partnerships – State, County, City, and Community Organizations (Strategic Partnering)

Objectives -

Improve cost controls.

Goal Four - To provide quality affordable housing (NEW H.O.P.E. – Housing Opportunities for People Everywhere).

Objectives -

Increase resident self-sufficiency.

Improve partnership relationships.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Durham's Continuum of Care (CoC) is a community collaborative process where housing and service providers plan and implement strategies to reduce the number of people experiencing homelessness and the length of time that they are homeless in Durham. Under the leadership of the Homeless Services Advisory Committee (HSAC) and in cooperation with the Council to End Homelessness in Durham (CEHD) and community agencies, the CoC works to develop and maintain a cohesive system that provides all the necessary services to transition a person from homelessness into permanent housing and self-sufficiency as quickly as possible. Since the CoC's inception in 1993, there have been renewed efforts from various agencies throughout the community to expand and enhance collaboration to improve the quality and quantity of housing and services available to people experiencing homelessness. CEHD continues to serve as a coalition of the CoC's homeless housing providers and organizations providing services to people without homes. The group meets monthly to share information and coordinate strategy implementation.

The supply of permanent supportive housing has increased significantly in recent years, especially with the addition of over seventy HUD-VASH vouchers for homeless veterans and their families. Veterans and their families also can access homeless prevention and rapid rehousing assistance through the Supportive Services for Veteran Families project being implemented by Volunteers of America.

The Durham County Department of Social Services (DSS) has been providing coordinated assessment services for families experiencing a housing crises since May 2012. A primary benefit of this system is that households can easily access the mainstream benefits and services available at DSS. Coordinated assessment for homeless single adults has begun at Durham's primary publicly-funded emergency shelter for single adults at Urban Ministries of Durham. The Vulnerability Index-Service Prioritization Decision Assistance Tool (VI-SPDAT) is being used to develop a community-wide list of people to be prioritized for permanent supportive housing openings. The Community Development Department, as the CoC Lead Agency, compiles the prioritized list monthly from VI-SPDAT scores of people in emergency shelter, in unsheltered situations, or in a medical respite pilot program.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	88	2	97	104	24
Households with Only Adults	183	74	368	142	15
Chronically Homeless Households	0	0	0	118	28
Veterans	6	0	58	46	11
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The CoC will continue to improve mainstream services by utilizing the following:

- Continue to use “ready to rent” best practices to foster financial literacy
- Focus on retention efforts including case management, tenant associations, landlord outreach, budgeting and tenant education efforts
- Continue to connect consumers to MH and addiction treatment services and ensure appropriate service delivery
- Promote assertive engagement with participants
- Alliance Behavioral HealthCare and Housing for New Hope will continue to partner to ensure that crisis intervention services are available at Williams Square and Andover Apartments
- Housing providers will continue to partner with Habitat for Humanity to promote successful moves from PSH into homeownership
- Continue to work with consumers to apply for housing through the Durham Housing Authority
- Continue the performance standard that 75% of project participants are enrolled in at least one non-cash mainstream benefit program at exit or the end of the operating year
- Continue to use the existing System of Care, a network of services and supports that build partnerships with families and individuals to address their complex needs
- Continue to implement Coordinated Intake and Assessment
- Promote the use of the NC Benefit Bank as process for applying for benefits; projects will work with veterans to link them to VA benefits, HUDVASH vouchers, Vocational Rehabilitation and/or Employment Security Commission
- Continue to promote SOAR to expedite the SSI/SSDI application process
- Urban Ministries of Durham will continue the Journey Programs to assist with developing self-sufficiency skills and obtaining stability
- The System of Care will offer care review, a collaboration between governments, non-profits, faith based agencies, individuals and support team members, to increase access to needed services and supports
- RRH providers will continue to follow up with tenants and the landlords to ensure that the rental assistance and services provided ensure housing stability and that the household is progressing toward its self-sufficiency goals; case managers contact the household at least quarterly to assess their continuing ability in maintaining housing; if a household is deemed at risk of returning to homelessness, a stabilization plan will be created with the head of household to review risk factors and make an action plan to address the current housing instability, including communication with the landlord as appropriate
- The CoC’s coordinated intake & assessment (CA) system for families, administered through the county’s Department of Social Services (DSS); families are referred to providers, based on the level of need identified on a standardized assessment; those needing prevention/diversion are referred to a DSS Prevention Specialist; others are referred to available ES or TH
- At the agency level, a more thorough assessment identifies households for RRH or PSH

- The CoC plans to develop and implement a CA system for single adults by the end of 2014. Those needing prevention/diversion would be referred to Housing for New Hope or DSS; housing plans would be developed with those referred for shelter at Urban Ministries of Durham (UMD); those who are chronically homeless would be prioritized for PSH and veterans would be prioritized for HUD-VASH

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The CoC's stakeholders market housing resources and services in a variety of ways. Within shelters, case managers work 1-on-1 with homeless clients, often using nchousingsearch.com to find affordable housing options. Outreach efforts outside the shelter setting are also a part of the CoC's work and that of the City's Community Development Dept. Local congregations and nonprofits network to identify persons in need or at risk. The United Way 2-1-1 Network promotes housing and support services. The annual Project Homeless Connect event brings together dozens of housing and service providers and attracts homeless persons and those who are at risk of homelessness who are not yet linked to services. Alliance Behavioral Healthcare, the public mental health agency, markets housing and supportive services resources to those it serves, including through its comprehensive online "Network of Care." Housing for New Hope's Assertive Engagement Team and Open Table Ministry conduct special outreach to persons who are unsheltered.

The following housing options are available:

Urban Ministries of Durham

Durham Rescue Mission

Durham Interfaith Hospitality Network (families only)

Durham Crisis Response Center (domestic violence survivors only)

Love & Respect (men only) provide emergency shelter

Households with children in the custody of parents or guardians are asked to contact the Coordinated Intake and Assessment Office of the Department of Social Services to explore housing assistance options.

The following support options are available for unsheltered homeless people:

Open Table Ministry provides outreach and support to many unsheltered people, especially in the New Hope Commons area

Housing for New Hope's Assertive Engagement Team also provides outreach services and assistance to scores of unsheltered people throughout the Durham area

The following food support options are available:

Urban Ministries of Durham

Durham County Dept. of Social Services

Durham also has more than forty food pantries throughout the city

The following domestic violence support options are available:

Durham Crisis Response Center

The following substance use/addictions support options are available:

Alcoholics Anonymous

Narcotics Anonymous

Al-Anon/Al-Ateen

TROSA (Triangle Residential Options for Substance Abusers); offers transitional housing and addiction recovery support in a community of men and women

The following mental health and behavioral health support options are available:

Durham Center ACCESS (24/7 crisis and access to services)

Employment services are available at the local Job Link office and through the NC Employment Security Commission.

Durham's Network of Care is a "No Wrong Door" online information place for individuals, families and agencies involved with children and youth ages 0-18. This online community provides critical information, communication and advocacy tools with a single point of entry.

The mission of the Durham County Department of Social Services is: "to partner with families and communities in achieving well-being through prosperity, permanence, safety and support." The department assists in accessing a wide variety of public assistance programs.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The City of Durham has identified the priorities for services and facilities for the City's special needs population. This includes the elderly, frail elderly, persons with disabilities, persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, and public housing residents.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

The City of Durham will use the following strategies for the non-homeless special needs housing and supportive service needs. These priorities are based on the information obtained from housing providers and supportive service organizations, as well as statistical information provided in the Housing and Homeless Needs Section of this 2015-2019 Five Year Consolidated Plan.

Elderly and Frail Elderly Strategy: Promote housing opportunities and provide assistance to supportive service programs that serve the elderly and frail elderly in the City. Through various housing programs, the City of Durham will continue to address the housing needs of elderly households and will support activities, including rehabilitation, new construction, rental assistance, accessibility improvements, etc., which address these needs. Potential funding sources include CDBG, HOME, HUD Section 202, Section 8, State programs, LIHTC, Federal Home Loan Bank (FHLB), and private funds. The City will support the efforts of social and health care service providers who serve the elderly population. Potential funding sources include CDBG funds, state funds, federal funds, charitable contributions, and private foundations.

Persons with Disabilities Strategy: Promote housing opportunities and provide assistance to supportive service programs for persons with disabilities. Data analyzed indicates a need for housing for persons with disabilities. The City will continue to support activities that increase the supply of accessible units. Such activities may include the following: promote the availability of accessibility grants and loans through the City's housing improvement and new housing programs; and continue to work with agencies that serve persons with disabilities to identify and address this population's housing needs. The City will endorse and encourage applications for public funds (federal, state, and local) and private funds to increase the supply of accessible units and supportive services needs for persons with disabilities. Potential funding sources include CDBG, HOME, HUD Section 811, Section 8, FHLB, LIHTC, and private funds. The City will continue to encourage social service agencies to identify and address the supportive service needs of persons with disabilities.

Persons with Alcohol/Drug Addictions Strategy: Promote housing opportunities and supportive service needs of persons with alcohol/drug addictions. The City will continue to encourage social service agencies to identify and address the housing and supportive service needs of persons with alcohol/drug

addictions. The City will endorse applications for public funds (federal, state, and local) and private funds to address the housing and supportive service needs of this sub-population.

Persons with AIDS/HIV: Promote housing opportunities and supportive service needs of persons with AIDS/HIV. The City will continue to encourage social service agencies to identify and address the housing and supportive service needs of persons with alcohol/drug addictions. The City will endorse applications for public funds (federal, state, and local) and private funds to address the housing and supportive service needs of this sub-population.

Public Housing Residents Strategy: Promote housing opportunities and supportive service needs for public housing residents. The City will continue its partnership with the Durham Housing Authority to explore new housing construction and housing rehabilitation opportunities, as well as further network local service providers to those public housing residents in need of supportive services. Potential funding sources include CDBG, HOME, HUD Section 202 and 811, HUD Public Housing financing, FHLB, LIHTC, and private funds.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The Durham Continuum of Care and other special needs supportive housing providers receive referrals from case managers for individuals discharged from mental and physical health institutions.

Mental Health State hospitals have signed agreements that patients will not be discharged to homeless shelters. There is an MOA between the CoC and the State Hospital concerning this plan. Hospital discharge planners, Alliance Behavioral Healthcare's (ABH) Hospital Liaison and the ABH Housing Specialist work with the person being discharged and local resources to identify safe, adequate and permanent housing. The CoC promotes the use of NCHousingSearch.com, an online listing service and a housing search service that makes housing more accessible for persons with disabilities. The State created a TBRA program for persons with serious and persistent mental illness.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City will address the special needs of the non-homeless population to provide housing and supportive service supports to persons who are not homeless but who may or may not require supportive housing (i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addiction, persons with HIV/AIDS and their families, and public housing residents).

The City will fund projects that undertake the housing, other special needs, community development, economic, and administration priorities identified in the Consolidated Plan. The following goals will be addressed over the FY 2015 to serve the needs of the special needs subpopulation:

HS-1 Housing Rehabilitation - Provide financial assistance to low- and moderate-income homeowners to rehabilitate their existing owner-occupied housing.

HS-5 Home Ownership - Assist low- and moderate-income households in becoming homeowners by providing down payment and closing cost assistance, and with subsidiary mortgage financing, both requiring housing counseling training.

SN-2 Social Services - Support social service programs and facilities for the elderly, persons with disabilities, and persons with other special needs.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The City will address the special needs of the non-homeless population to provide housing and supportive service supports to persons who are not homeless but who may or may not require supportive housing (i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addiction, persons with HIV/AIDS and their families, and public housing residents).

The City will fund projects that undertake the housing, other special needs, community development, economic, and administration priorities identified in the Consolidated Plan. The following goals will be addressed over the FY 2015 to serve the needs of the special needs subpopulation:

HS-1 Housing Rehabilitation - Provide financial assistance to low- and moderate-income homeowners to rehabilitate their existing owner-occupied housing.

HS-3 Housing Construction - Increase the supply of decent, safe, sound, and accessible housing that is affordable to owners and renters in Durham through rehabilitation of existing buildings, and with new construction through technical assistance and financial incentives.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

In considering the barriers to affordable housing, two major factors emerge—first, a household’s ability to afford housing based on its income and, second, the price of housing. A household’s capacity to afford housing is based on its income. Government can directly increase a household’s ability to afford housing by increasing income (such as with public assistance and social security payments), providing housing assistance payments or providing services that increase disposable income (such as child and health care subsidies). Government can also indirectly influence household income through actions such as changing wage requirements or the tax structure. The price of housing is affected by a complex combination of factors related to the cost of housing production. These include the cost of land, materials, labor and capital. Government can also affect these factors. Government can have a direct effect on supply through actions such as producing new units, acquiring units for rental and engaging in housing rehabilitation. Subsidized loans, grants and financing that reduce the cost of private sector (for-profit or nonprofit) housing production, operation or maintenance have an impact on housing affordability, although less direct. Further, rent and price controls can make housing more affordable. Tax abatement and infrastructure development are other indirect techniques for reducing the price of housing. Other types of governmental intervention in the housing market increase the cost of housing. The most common of these interventions are local government development regulations. These include regulation of density, lot sizes, building size, unit type and design and building materials. Communities can also increase housing cost through lengthy approval processes, permit fees, infrastructure requirements and significant demands or requirements. Increases in certain wage requirements, which may increase a household's income, can also increase the cost of labor for housing construction, thereby decreasing the affordability of housing. The tax code can also increase (or decrease) housing cost. The City provides a number of programs to ensure area residents are able to overcome the barriers to fair housing. These activities included: Continue to provide effective enforcement of Fair Housing Laws Develop print and media campaign to provide education and outreach to a variety of groups on the Fair Housing Ordinance; Continue to work with other governmental and nonprofit agencies to develop programs to alleviate discrimination and further Fair Housing; Increase support of financial literacy, first time homebuyer programs and anti-predatory lending campaigns in the community; and Conduct Lender’s and Realtor’s Training with Fair Housing component Distribute Fair Housing information with all First time Homebuyer’s applications City housing counseling programs for low-income residents.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

Durham's economic development goals, objectives and policies will help shape how the City and County will grow in the future. Economic development policies determine where governmental funds will be spent and where job growth will be encouraged, as well as provide avenues for employment and revenue generation for its residents and the creation of tax base for local government. Economic development choices must also be coordinated with Durham's education, transportation, and land use goals to retain a healthy economy, changing over time to keep pace with the changes in the national and global economy. Although many groups contribute to Durham's economic vitality, the lead City agency guiding Durham's economic policies is the Office of Economic and Workforce Development. This agency works in partnership with other public and private agencies to provide assistance to individuals and businesses, to monitor Durham's economic needs, and to coordinate economic development programs.

The Durham economic profile shows positive characteristics. Durham has outperformed the national economy in terms of income and job growth. Durham provides an employment base for the region in large part due to the location of educational institutions and Research Triangle Park within its borders. The employment base in Durham is also strengthened by the presence of burgeoning industries such as healthcare, information technology, biotechnology, and environmental/sustainability technology (green jobs). Despite this optimistic setting, a proactive economic development program is important in maintaining Durham's economic health.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	186	10	0	0	0
Arts, Entertainment, Accommodations	9,560	12,361	13	10	-3
Construction	2,772	3,234	4	3	-1
Education and Health Care Services	25,375	49,204	34	41	7
Finance, Insurance, and Real Estate	4,837	7,750	6	6	0
Information	1,991	2,473	3	2	-1

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Manufacturing	5,761	8,539	8	7	-1
Other Services	2,497	3,890	3	3	0
Professional, Scientific, Management Services	8,278	13,794	11	11	0
Public Administration	0	0	0	0	0
Retail Trade	9,271	12,464	12	10	-2
Transportation and Warehousing	1,682	1,614	2	1	-1
Wholesale Trade	2,876	5,398	4	4	0
Total	75,086	120,731	--	--	--

Table 40 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	123,000
Civilian Employed Population 16 years and over	112,795
Unemployment Rate	8.30
Unemployment Rate for Ages 16-24	24.56
Unemployment Rate for Ages 25-65	5.43

Table 41 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	33,376
Farming, fisheries and forestry occupations	4,103
Service	11,143
Sales and office	22,978
Construction, extraction, maintenance and repair	8,228
Production, transportation and material moving	4,486

Table 42 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	81,419	77%
30-59 Minutes	19,956	19%
60 or More Minutes	4,111	4%
Total	105,486	100%

Table 43 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	9,311	1,437	4,755
High school graduate (includes equivalency)	13,162	1,495	4,227
Some college or Associate's degree	21,807	2,232	5,479
Bachelor's degree or higher	49,799	1,591	8,861

Table 44 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	1,319	2,882	2,075	1,675	1,590
9th to 12th grade, no diploma	3,060	3,395	2,303	3,173	2,464
High school graduate, GED, or alternative	5,119	5,502	4,984	8,418	5,243
Some college, no degree	12,839	6,352	5,807	9,636	3,041
Associate's degree	571	1,816	2,249	3,747	1,125
Bachelor's degree	4,747	14,143	7,727	12,232	2,802
Graduate or professional degree	878	9,353	6,954	9,937	3,600

Table 45 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	16,037
High school graduate (includes equivalency)	23,744
Some college or Associate's degree	30,888
Bachelor's degree	41,486
Graduate or professional degree	54,736

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The City of Durham is the County Seat of Durham County. As the “County Seat,” it contains a large number of professional offices, educational and health care facilities. Located in the Research Triangle Park, the City of Durham is home to two large universities and many research institutions.

The three (3) largest categories of jobs in business by sector is as follows:

- Education and Health Care Services 49,204 jobs
- Professional, Scientific, Management Services 13,794 jobs
- Retail Trade 12,464 jobs

These three categories represent 62.5% of the total number of jobs in the City.

Describe the workforce and infrastructure needs of the business community:

The City’s Economic Development needs include:

- Support and encouragement for new job creation, job retention, and job training opportunities.
- Support for business and commercial growth through expansion and new development.
- Planning and promotion of the development and redevelopment of vacant commercial and industrial sites.

The City of Durham realizes that there is a need to increase employment, self-sufficiency, educational training, and economic empowerment of the residents of the City.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The City anticipates the creation of a regional light rail system connecting Raleigh, the Research Triangle Park, Durham, and Chapel Hill. In anticipation of future housing needs the Durham City Council and Durham County Board of Commissioners on May 5th 2014 jointly adopted Resolution #9891 – “RESOLUTION BY THE DURHAM CITY COUNCIL AND DURHAM COUNTY BOARD OF COMMISSIONERS SUPPORTING AFFORDABLE HOUSING AROUND THE TRANSIT STATIONS AND NEIGHBORHOOD TRANSIT CENTERS.” The resolution resolved the following:

1. Affordable Housing Goal - At least 15 percent of housing units within one-half mile of each transit station and bus hub should 15 percent of housing units within one-half mile of each transit station and bus hub.

2. Preparation of a Housing Needs Assessment and Plan (HNAP), including a housing inventory and affordability analysis, identification of available resources, and development of strategies for meeting the Affordable Housing Goal.
3. Preparation of transit station and neighborhood transit center plans for Compact Neighborhoods, in accordance with the Durham Comprehensive Plan and Regional Transit Plan, including strategic infrastructure plans for each rail station and neighborhood transit center.
4. Include all departments necessary for development and implementation of the Affordable Housing Goal, including but not limited to City-County Planning, City Community Development, City Office of Economic and Workforce Development, City Neighborhood Improvement Services, County Social Services, City Budget and Management Services, County Budget Office, and the City and County Finance Departments.
5. Ensure meaningful community, non-profit, and business engagement during development and implementation of the HNAP.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

According to the 2007-2011 American Community Survey data, the City of Durham has an unemployment rate of 8.3% which is lower than the North Carolina State unemployment rate of 9.7%. In Durham, there are 75,086 workers and 120,731 jobs. This suggests that the City of Durham imports workers from the surrounding region.

The unemployment rate is larger in the 16-24 age group as opposed to older age groups. This suggests that the younger members of the workforce need to develop skills and experience, so they would be better able to find employment.

According to the 2007-2011 American Community Survey data, there are job deficiencies (the number of qualified workers exceeds the number of jobs available) in the following sectors:

- Agriculture, Mining, Oil and Gas Extraction – 5.4% of sector workforce is utilized
- Transportation and Warehousing – 96.0% of sector workforce is utilized

The Greater Durham Chamber of Commerce lists the top-ten (10) employers in Durham County; they are:

1. Duke University & Health System (34,863 Employees)
2. International Business Machines (IBM) (10,000 Employees)
3. Durham Public Schools (4,600 Employees)
4. GlaxoSmithKline (3,700 Employees)
5. Blue Cross & Blue Shield of North Carolina (3,200 Employees)
6. Durham City Government (2,437 Employees)
7. Fidelity Investments (2,400 Employees)

8. Quintiles Transnational Corp. (2,300 Employees)
9. Research Triangle Institute (2,300 Employees)
10. Veterans Affairs Medical Center (2,162 Employees)

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The City's Office of Economic and Workforce Development (OEWD) oversees the Durham YouthWork Internship Program. The program offers Durham youth ages 14-21 the opportunity to gain work experience and develop skills while connecting with City and County jobs, and in various businesses around the City of Durham. The program operates through partnerships between the City of Durham, Durham County, Durham Public Schools, The Durham Workforce Development Board and the Raleigh-Durham Electrical Joint Apprenticeship Training Council.

Durham Technical Community College offers several programs, workshops, and tools for training the workforce. Durham Tech has the Human Resources Development (HRD) program, which includes employment skills training, job application skills, and tips for job retention. Durham Tech also offers social networking workshops that focus on LinkedIn and Facebook, and traditional workshops that cover resume basics, application tutorials, and mock interviews, many of which are free for qualified individuals. Some of the programs offered target those with a criminal record and work to reintroduce them into the workforce.

Durham Tech has also partnered with NCWorks Career Center to provide further opportunities, such as short-term training, on-the-job training, recruitment events, and job placement assistance in several chosen business sectors.

Wake Technical Community College also has a workforce continuing education program. It is focused on preparation for licensure exams, or the completion of high school diplomas through GED classes.

The Central Carolina Community College's Workforce Development Board is designed to work with employers and students in a trainer/trainee relationship. This system ensures that employers gain access to the workforce that fits their needs, and it guarantees that students learn skills necessary for long-lasting, full-time employment.

Similarly, Central Carolina Technical College (CCTC) has programs and courses that help students upgrade current skills or learn new skills. CCTC works with employers to customize the programs to their needs, and to connect them with skilled and knowledgeable workers.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City of Durham participates in the Triangle J Regional CEDS created by the Triangle J Council of Governments and dated November 28, 2012. The strategic plan identified the following goals:

Goal One: Build on the region's competitive advantage and leverage the marketplace

Goal Two: Establish and maintain robust infrastructure

Goal Three: Create revitalized and vibrant communities

Goal Four: Develop healthy and innovative people

The Triangle J Regional CEDS will provide a strategy to coordinate economic development efforts across the seven-county TJCOG region. The CEDS will build on existing regional and local plans and strategies. Its comprehensive approach will add elements of infrastructure planning, community development and workforce development to the already well-developed market analyses and strategic plans established in the region.

Discussion

The City of Durham Office of Economic and Workforce Development (OEWD) oversees programs and services that help businesses start, grow, stay in, and get recruited to Durham. Services include offering advice to businesses and assisting with financing through our economic development grant and incentive programs. OEWD also administer federal, local, and private grant dollars to help people move forward on a career path, find jobs, and keep them.

Guided by the City's Strategic Plan, OEWD helps ensure that Durham has a strong and diverse economy by helping to revitalize Durham urban neighborhoods and targeted suburban areas; helping to increase Durham's commercial tax base; and helping to prepare the workforce in anticipation of future workplace needs of the City.

The revitalization of Durham's urban areas and targeted commercial suburban areas through business recruitment, retention, expansion, and formation as well as the creation of jobs and the development of a skilled workforce, are all key areas that will help accomplish the goal of a strong and diverse economy for the City of Durham.

The City's Strategic Plan was updated and adopted by City Council on April 15, 2013. The City of Durham Strategic Plan identified five goals:

1. Strong and Diverse Economy
2. Safe and Secure Community
3. Thriving, Livable Neighborhoods
4. Well-Managed City
5. Stewardship of City's Physical Assets

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

See attached maps for locations of Extremely Low Income (ELI), Low Income (LI), and Moderate Income (MI) severe housing problems. Concentration is defined as any Census Tract that has above average substandard housing percentage as compared to the City as a whole.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

As of the 2010 U.S. Census, the minority population of the City of Durham was 55.6%. There were twenty-eight (28) Census Tracts (CTs) in the City that had minority populations over 55.6%. Concentration is defined as Census Tracts with a minority population over 55.6%. The CTs and minority population are as follows: 001303 97.55% minority, 001400 97.39% minority, 001304 96.56% minority, 002009 95.62% minority, 001301 95.04% minority, 000230 90.46% minority, 000900 88.37% minority, 001708 88.18% minority, 001100 86.73% minority, 001001 86.12% minority, 001802 85.97% minority, 001709 84.49% minority, 002026 84.40% minority, 001806 83.49% minority, 001801 80.73% minority, 001807 79.33% minority, 001002 77.72% minority, 001711 70.15% minority, 000500 70.00% minority, 001502 69.55% minority, 001710 68.97% minority, and 000101 68.88% minority. The majority of these CTs are located in the east central and south central areas of the City.

What are the characteristics of the market in these areas/neighborhoods?

The minority and LMI Census Tracts have the following characteristics:

001303 97.55% Minority Median Household Income: \$28,167, Poverty Rate: 29.38%, % Unemployment: 11.53%, Housing Cost Burden: 45.02%
001400 97.39% Minority Median Household Income: \$15,616, Poverty Rate: 57.95%, % Unemployment: 23.50%, Housing Cost Burden: 43.07%
001304 96.56% Minority Median Household Income: \$22,679, Poverty Rate: 49.23%, % Unemployment: 21.70%, Housing Cost Burden: 38.02%
002009 95.62% Minority Median Household Income: \$27,233, Poverty Rate: 3.03%, % Unemployment: 0.00%, Housing Cost Burden: 7.07%
001301 95.04% Minority Median Household Income: \$13,986, Poverty Rate: 43.48%, % Unemployment: 35.40%, Housing Cost Burden: 56.30%
000230 90.46% Minority Median Household Income: \$16,803, Poverty Rate: 65.17%, % Unemployment: 15.41%, Housing Cost Burden: 47.59%
000900 88.37% Minority Median Household Income: \$23,015, Poverty Rate: 51.65%, % Unemployment: 8.24%, Housing Cost Burden: 53.50%

001708 88.18% Minority Median Household Income: \$49,375, Poverty Rate: 0.00%, % Unemployment: 21.91%, Housing Cost Burden: 10.66%

001100 86.73% Minority Median Household Income: \$18,338, Poverty Rate: 37.57%, % Unemployment: 25.08%, Housing Cost Burden: 49.45%

001001 86.12% Minority Median Household Income: \$24,000, Poverty Rate: 44.09%, % Unemployment: 18.54%, Housing Cost Burden: 66.14%

001802 85.97% Minority Median Household Income: \$37,946, Poverty Rate: 30.65%, % Unemployment: 15.94%, Housing Cost Burden: 43.25%

001709 84.49% Minority Median Household Income: \$22,132, Poverty Rate: 55.02%, % Unemployment: 44.71%, Housing Cost Burden: 86.26%

002026 84.40% Minority Median Household Income: \$39,409, Poverty Rate: 15.21%, % Unemployment: 9.28%, Housing Cost Burden: 48.64%

001806 83.49% Minority Median Household Income: \$59,712, Poverty Rate: 15.75%, % Unemployment: 5.39%, Housing Cost Burden: 42.05%

001801 80.73% Minority Median Household Income: \$48,990, Poverty Rate: 17.36%, % Unemployment: 15.50%, Housing Cost Burden: 41.62%

001807 79.33% Minority Median Household Income: \$57,219, Poverty Rate: 4.57%, % Unemployment: 6.77%, Housing Cost Burden: 35.34%

001002 77.72% Minority Median Household Income: \$23,514, Poverty Rate: 42.10%, % Unemployment: 9.18%, Housing Cost Burden: 54.91%

001711 70.15% Minority Median Household Income: \$32,147, Poverty Rate: 19.91%, % Unemployment: 12.41%, Housing Cost Burden: 35.39%

000500 70.00% Minority Median Household Income: \$20,924, Poverty Rate: 47.71%, % Unemployment: 13.99%, Housing Cost Burden: 57.06%

001502 69.55% Minority Median Household Income: \$26,244, Poverty Rate: 32.73%, % Unemployment: 12.22%, Housing Cost Burden: 38.57%

001710 68.97% Minority Median Household Income: \$40,034, Poverty Rate: 9.49%, % Unemployment: 7.04%, Housing Cost Burden: 48.30%

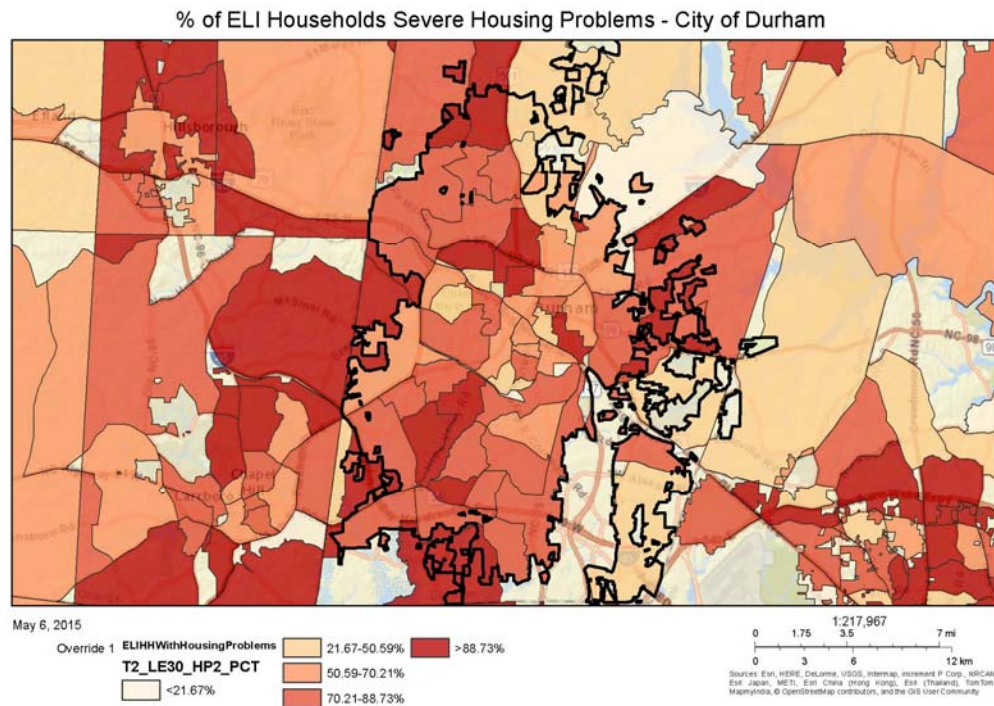
000101 68.88% Minority Median Household Income: \$38,792, Poverty Rate: 27.63%, % Unemployment: 14.51%, Housing Cost Burden: 42.83%

Are there any community assets in these areas/neighborhoods?

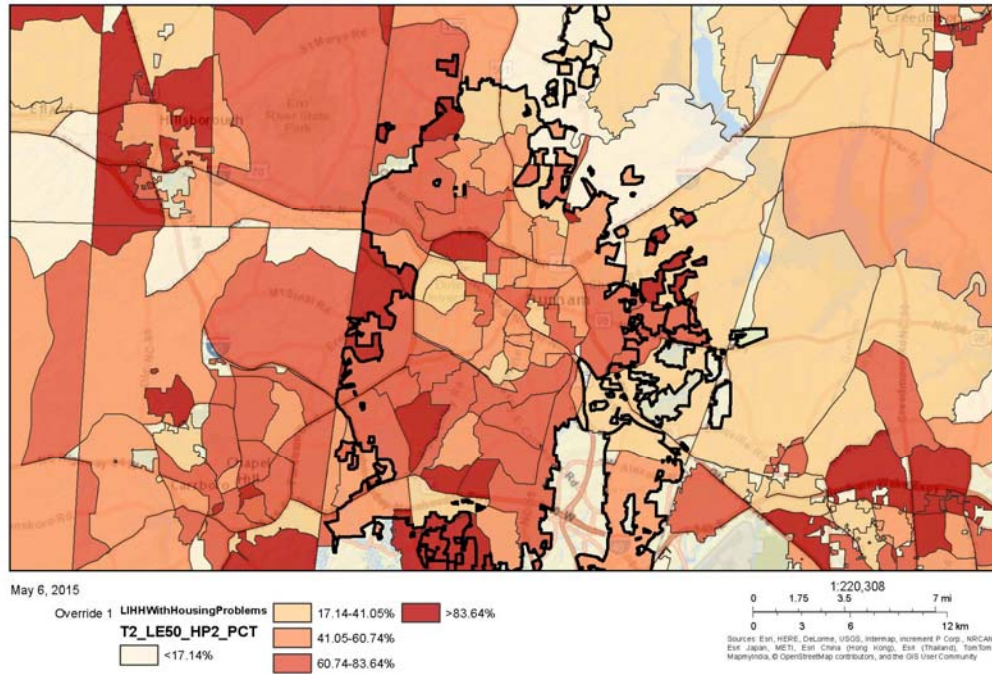
The areas identified with multiple housing problems, high minority concentrations, and high low- and moderate-income populations have a diverse housing stock of unit sizes and types, as well as close access to the central downtown area and other commercial development areas of the City. There is a network of historic/established churches and social service agencies that serve these majority minority and low-income areas. As the City continues its economic improvement goals, the surrounding areas will benefit from the community and economic investments that will occur in the surrounding areas such as the increase in job opportunities, increase in housing options, and increase in commercial facilities.

Are there other strategic opportunities in any of these areas?

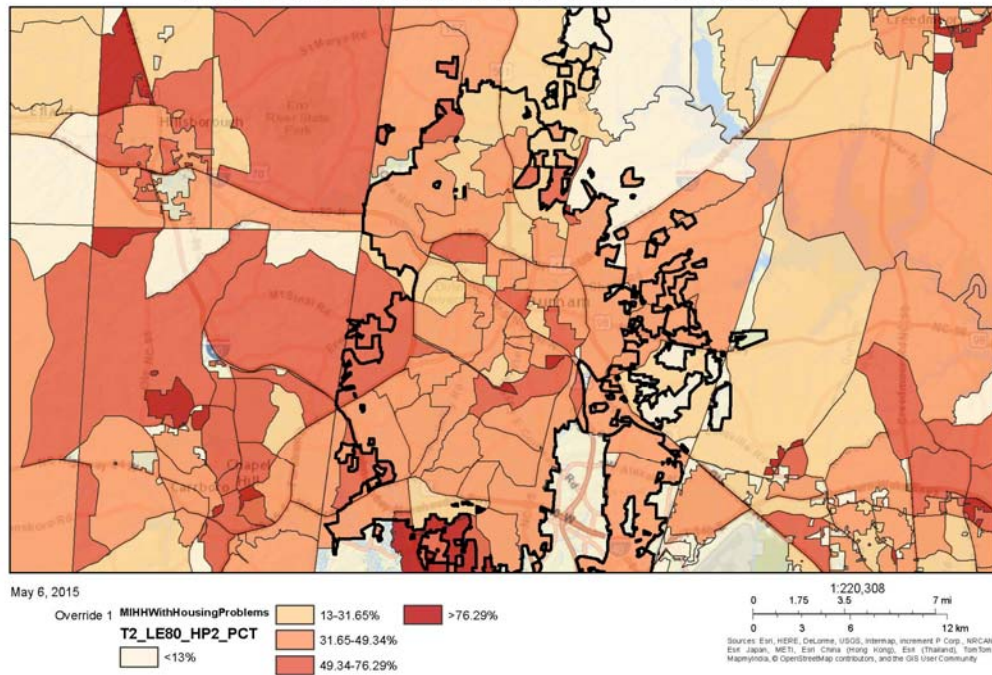
The City of Durham has focused recent neighborhood revitalization activities in the Southside Neighborhood of the City. Prior to revitalization efforts, the Southside Neighborhood had the highest concentrations of vacant properties, the lowest rates of homeownership, and highest rates of low/ mod minority concentrations in the City. The City will continue to complete the revitalization efforts initiated in the Southside Neighborhood through its NRSA Program.



% of LI Households Severe Housing Problems - City of Durham



% of MI Households Severe Housing Problems - City of Durham



Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan is a guide for the City of Durham to establish its housing, homeless, other special needs, community development, economic development, and administrative priorities and strategies that it anticipates it will complete during the next five years. The FY 2015-2020 Strategic Plan has been developed based on evaluating the needs and assets of the City of Durham. This strategy is the result of the City of Durham's needs assessment and market analysis which determined the City's priorities based on these factors.

The goals and activities are designed to assist those households with incomes less than 80% of the area median income (AMI). This group is referred to as the 'target income' group. Areas in the City with 51% or more of households with incomes less than 80% AMI are designated as CDBG Target Areas. The City of Durham has an overall low- and moderate-income population of 45.3%.

The City of Durham based its strategies and goals for the FY 2015-2020 Consolidated Plan on the following guiding principles, which provided a framework for the development of the Five Year Consolidated Plan:

Assist - Develop comprehensive strategies to support and assist those in need in the City of Durham.
Involve - Involve the community and provide opportunities for citizen input and involvement in the Five Year Consolidated Plan process and the preparation of the report.

Collaborate - Encourage collaboration between public, private, and non-profit agencies in order to ensure the most efficient and effective services.

Leverage - Leverage CDBG funds and other local resources to maximize the effectiveness of programs and services.

Promote - Encourage and support outside agencies and organizations to undertake specific projects and programs to assist low- and moderate-income persons.

The City of Durham's priority needs were determined based on: existing data on the needs of the community; through consultation with City Department Heads and staff; attendees at round table discussions; public hearings; citizen surveys; and surveys from social service providers, housing organizations, and community and economic development agencies Draft Consolidated

The key factors affecting the determination of the five-year priorities include the following: types of target income households with greatest need for assistance; City's low- and moderate-income areas

with the greatest need; activities that will best address the needs of the City residents; limited amount of funding available to meet the needs; and ability to leverage additional resources.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	Citywide
	Area Type:	Local Target area
	Revital Type:	Comprehensive
2	Area Name:	Southside
	Area Type:	Strategy area
	HUD Approval Date:	10/19/2011

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City of Durham allocates its CDBG, HOME, ESG, and HOPWA funds based on which activities will principally benefit low and moderate income persons.

The Public Facilities Improvements activities are either located in a low and moderate income census area or have a low and moderate income service area benefit or clientele.

The Housing Rehabilitation Improvements activities have an income eligibility criterion; therefore the income requirement restricts funds only to low and moderate income households throughout the City. The Public Services activities are for social service organizations with low income clients.

Southside was identified as a priority area for neighborhood revitalization efforts. The shared vision of the City and its partners was to create a central city housing market to attract residents of all income levels. A mixed-use, mixed-income community was envisioned that would incorporate a variety of housing types with price points that are appropriate for workforce and market rate housing for rental and homeownership. The area was in a serious state of decline and disinvestment. A Neighborhood Revitalization Strategy Area (NRSA) Plan was created for the Southside Neighborhood during the PY 14-15 Plan Year. Revitalization efforts in the Southside will continue into the program years 2015-2020 Consolidated Plan.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Housing Priority
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Southside Citywide
	Associated Goals	HS-1 Housing Rehabilitation HS-2 Rental Rehabilitation HS-3 Housing Construction HS-4 Fair Housing HS-5 Home Ownership HS-6 Public Housing
	Description	There is a need to improve the quality of the existing housing stock in the community by increasing the amount of decent, safe, sound and accessible housing for homeowners, renters, and homebuyers that is affordable to low- and moderate-income persons and families.
	Basis for Relative Priority	For the jurisdiction as a whole, 32.1% of owner occupied units with a mortgage were cost overburdened by 30% or more and 51.7% of renter households were cost overburdened by 30% or more.

2	Priority Need Name	Homeless Priority
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	SOUTHSIDE Citywide
	Associated Goals	HO-1 Continuum of Care HO-2 Operation/Support HO-3 Prevention and Housing HO-4 Housing HO-5 Permanent Housing
	Description	There is a need for housing and support services for homeless persons, and persons who are at-risk of becoming homeless.
	Basis for Relative Priority	The needs were identified based off of consultation with Durham CoC and its participating agencies.
3	Priority Need Name	Other Special Needs Priority
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	SOUTHSIDE Citywide
	Associated Goals	SN-1 Housing SN-2 Social Services SN-3 Accessibility
	Description	There is a continuing need for affordable housing, services, and facilities for persons with special needs and the disabled.
	Basis for Relative Priority	These priorities were developed using statistical data, special needs specific consultation, and resident input.
4	Priority Need Name	Community Development Priority
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development

	Geographic Areas Affected	SOUTHSIDE Citywide
	Associated Goals	CD-1 Community Facilities CD-2 Infrastructure CD-3 Public Services CD-4 Accessibility CD-5 Public Safety CD-6 Code Enforcement CD-7 Clearance CD-8 Revitalization CD-9 Historic Preservation
	Description	There is a need to improve the public and community facilities, infrastructure, public services, and the quality of life for all residents in the community.
	Basis for Relative Priority	These needs were developed using statistical data, consultations, and resident participation.
5	Priority Need Name	Economic Development Priority
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development
	Geographic Areas Affected	SOUTHSIDE Citywide
	Associated Goals	ED-1 Employment ED-2 Financial Assistance ED-3 Downtown Redevelopment Program ED-4 Financial Incentives
	Description	There is a need to increase employment, self-sufficiency, education, job training, technical assistance, and economic empowerment of low- and moderate-income residents in the community.

	Basis for Relative Priority	These needs were developed using statistical data, consultations, and resident participation.
6	Priority Need Name	Administration, Planning, and Management Priority
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	SOUTHSIDE Citywide
	Associated Goals	AM-1 Overall Coordination
	Description	There is a continuing need for planning, administration, management, and oversight of Federal, state, and local funded programs.

Basis for Relative Priority	These needs were developed using statistical data, consultations, and resident participation.
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Narrative (Optional)

The priority ranking for housing, homeless, other special needs, community development, economic development, and administrative needs are as follows:

High Priority - Activities are assigned a high priority if the City expects to fund them during the Five Year Consolidated Plan period.

Low Priority - Activities are assigned a low priority if the activity may not be funded by the City during the Five Year Consolidated Plan period. The City may support applications for other funding if those activities are consistent with the needs identified in the Five Year Consolidated Plan.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	CDBG and HOME funds are limited for use with in the City; housing assistance is limited to homeowners, as well as non-profit and for profit affordable housing providers. An allocation of ESG funds are used for Rapid Re-housing activities.
TBRA for Non-Homeless Special Needs	Not applicable.
New Unit Production	The housing needs in the City of Durham are for decent, safe, and sanitary affordable housing units. The City will use a number of funding sources to support neighborhood revitalization activities in the Southside project area (NRSA) related to the preservation or creation of affordable housing.
Rehabilitation	The City of Durham’s existing housing market is influenced by differing housing market values located throughout the City. It costs the same amount to rehabilitate a house in a distressed area as it does in a more affluent neighborhood. The only difference in rehabilitation projects is the return on investment can be zero or negative for improvements made to a property located in a distressed housing market, thus making it economically unattractive for private investors to rehabilitate houses in certain areas of the City.
Acquisition, including preservation	The cost to acquire property is expensive for the City of Durham to undertake. The City of Durham acquires very few properties for the purpose of rehabilitation or development. The City provides CDBG, HOME, ESG, and HOPWA funds for housing providers to acquire and preserve affordable housing. The existing housing stock of affordable rental housing in the City is a critical resource for seniors and families who otherwise would not have access to decent, safe, and sanitary housing. The City is actively working with local community partners to preserve the affordability and long-term viability of the housing. Additionally, the City will use a number of funding sources to support neighborhood revitalization activities in the Southside project area (NRSA) related to the preservation or creation of affordable housing.

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City of Durham will be receiving \$1,807,500 in CDBG funds, \$776,323 in HOME funds, \$160,046 in ESG funds, and \$282,206 in HOPWA funds for the FY 2015 program year. The City anticipates that it will receive \$418,878 in CDBG program income (PI) and \$474,054 in HOME program income (PI) for FY 2015. The City's FY 2015 CDBG program year starts on July 1, 2015 and concludes on June 30, 2016. The City projects that CDBG, HOME, ESG, and HOPWA funding allocations will remain level over the five year period of the Consolidated Plan period.

The accomplishments of these projects/activities will be reported in the FY 2015, FY 2016, FY 2017, FY 2018, and FY 2019 Consolidated Annual Performance and Evaluation Reports (CAPERs).

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,807,500	418,878	0	2,226,378	7,230,000	The CDBG entitlement program allocates annual grants to larger cities and urban counties to develop viable communities by providing decent housing, a suitable living environment, and opportunities to expand economic opportunities, principally for low- and moderate-income persons.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	776,323	474,054	0	1,250,377	3,105,292	The HOME Investment Partnerships Program (HOME) provides formula grants to States and localities that communities use - often in partnership with local nonprofit groups - to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	160,046	0	0	160,046	640,184	Grants to support essential services related to emergency shelter and street outreach, emergency shelter operation and renovation, short-term and medium-term rental assistance for individuals and families who are homeless or at risk of homelessness, housing relocation and stabilization services for individuals and families who are homeless or at risk of homelessness, and homeless management information systems (HMIS).

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Other	282,206	0	0	282,206	1,128,824	The Housing Opportunities for Persons With AIDS (HOPWA) Program is the only Federal program dedicated to the housing needs of people living with HIV/AIDS. Under the HOPWA Program, HUD makes grants to local communities, States, and nonprofit organizations for projects that benefit low-income persons living with HIV/AIDS and their families.

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Durham intends to use leveraged resources through the Request for Proposal (RFP) requirements. In an effort to maximize the effort of federal funds received by the City, all applicants seeking an award of either CDBG, ESG or Dedicated Housing Funds from the City were required to commit leveraged funds to the given project or program as follows:

- Public service activities which address homeless requires \$1 for \$1 match
- ESG requires \$1 for \$1 match

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Not applicable.

Discussion

The City's Community Development Department's program year runs from July 1, 2015 through June 30, 2016. These funds will be used to address the following priority needs:

- Housing
- Homeless
- Other Special Needs
- Community Development
- Economic Development
- Administration, Planning, and Management

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Durham	Government	Planning	Jurisdiction
Housing Authority of the City of Durham	PHA	Public Housing	Jurisdiction
Durham City and County Continuum of Care	Continuum of care	Planning	Region

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Durham has an effective working relationship with many community partners in the implementation of its housing and community development programs. The City's neighborhood revitalization strategies require the leveraging of resources from all areas of the community. This process of community involvement helps to strengthen the existing partnerships with housing, community development, and social service providers. These partnerships are important for several reasons, including the ability to gain new insight into problem solving, to build upon successful efforts and to leverage limited resources. By continuing to strengthen the network of residents, faith-based organizations, service providers, lenders, for-profit and non-profit developers, state and federal agencies the City of Durham will achieve the goals included in the Consolidated Plan. Over the 2015–2019 Consolidated Plan period, a significant percentage of the federal entitlement funding will continue to be devoted to the completion of the revitalization of projects being undertaken in Southside. Non-profits and other partners that operate on a citywide basis will need to continue to seek funding from charitable and philanthropic sources. Each partner brings a unique perspective, level of expertise, experience, and external resources that will enable the City to accomplish its mission and achieve its goals for community revitalization and neighborhood stabilization. Communication and coordination are key aspects of a healthy institutional structure and the City will continue to prioritize building and maintaining its relationship with public institutions and private organizations. These elements are key to the successful implementation of the City's housing and community revitalization strategy and in meeting the needs and priorities of neighborhoods and communities throughout the City of Durham. The City will continue to partner with Durham County, the Durham Housing Authority, and for profit and non-profit organizations that provide affordable housing and community development services.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X		
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The Continuum of Care has developed a robust service delivery system to meet the needs of homeless persons. The housing programs coordinate the provision of needed services with a variety of community partners. Emergency shelter and transitional housing programs assign case managers to homeless persons to help develop a 'Housing Plan' focused on returning the person to permanent housing as rapidly as possible. Rapid Rehousing programs are available to provide short-term rent and utility assistance. Street outreach programs seek to connect unsheltered homeless people throughout the County to housing and needed services. Most homeless housing programs offer Life Skills training

opportunities to participants in their programs. In addition to the services homeless housing programs provide, there are a number of substance abuse supportive programs offered.

As required by McKinney-Vento legislation, the Durham Public Schools have a Homeless Liaison who works to ensure that homeless children are enrolled in school and are successful in school. In the most recent school year, the office reported that over 800 children experienced homelessness at some time during the school year. Homeless housing programs serving families work closely with this Homeless Liaison to ensure that the educational needs of homeless children are being met; most of these programs also ensure that tutoring is available to children in their programs.

The HSAC has an 'Income Results Team' that focuses on ensuring that homeless people have sufficient income, either through employment or disability income, to obtain and maintain permanent housing. Durham Technical Community College targets several no-cost and low-cost job-readiness credentialing services and employment training programs to homeless people and regularly recruits participants via the homeless housing programs. The Durham Economic Resource Center targets homeless people in its job development program. The Durham Rescue Mission operates three thrift stores employing over 70 people. TROSA operates several social entrepreneurial 'businesses' that provide employment and employment training for homeless people and others participating in its transitional addiction recovery program.

In addition to its main clinic, Lincoln Community Health Center operates a federally-funded 'Healthcare for the Homeless Clinic' on the downtown campus of Urban Ministries of Durham. Samaritan Health Center provides a free health clinic to participants in the programs of the Durham Rescue Mission. Healing with CAARE provides a free dental clinic and a variety of other health related services to homeless and low-income people. A medical respite pilot program is being coordinated through Duke University Medical Center to serve homeless persons discharged from the hospital who need a safe and stable living situation while they convalesce. A community-based program, Project Access, also helps connect low-income people, including homeless persons, to specialty health care professionals.

Duke University Health Systems administers HOPWA funds targeted to low-income people with HIV/AIDS. Healing with CAARE was founded in the early 1990s to provide health care services to people with HIV/AIDS and continues to serve that population. Currently there is a transition team addressing the transition of local Durham-Chapel Hill MSA social service agencies that works with the State of NC HOPWA Grantee in transitioning Durham, Orange, Chatham, and Person County into the Durham-Chapel Hill MSA HOPWA program from the State of NC HOPWA program to ensure a seamless transition, to ensure that services are uninterrupted and avoid to households receiving Tenant-Based Rental Assistance, and Short-Term Rent, Mortgage and Utility Assistance.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The Durham Continuum of Care continues to improve the coordination of housing and support services for people without homes. Current strengths of the housing and service delivery system include:

- Coordinated intake and assessment processes are underway for both homeless families and single adults.
- The CoC is prioritizing disabled, ill, and chronically homeless people for openings in PSH using the Vulnerability Index-Service Prioritization Assistance Tool (VI-SPDAT).
- The Durham Housing Authority is providing preferences in its Housing Choice Voucher program to some homeless subpopulations.
- Regular outreach to the unsheltered people in the community is rebuilding trust with many of them and assisting in helping many of them move into PSH. The number of unsheltered homeless people counted in the annual Point in Time Count has decreased 35% between 2010 and 2015.
- Many mainstream service delivery systems, e.g. Alliance Behavioral Healthcare, Durham Technical Community College, Durham Public Schools, Durham County Dept. of Social Services, Duke University Health Systems, are engaged in efforts to ensure that their services and programs are fully available to people without homes.
- Durham is a statewide leader in implementing SOAR. Three fulltime caseworkers are assisting homeless persons with SSI/SSDI applications and several caseworkers assist with these applications on a part-time basis.
- Implementation of a Homeless Management Information System (HMIS) continues to progress. All publicly-funded homeless housing programs are using the HMIS. Data quality is generally excellent. Performance data from the HMIS is beginning to drive program decision-making and is being used to monitor, evaluate, and report program and system-wide performance.

Gaps of the housing and service delivery system include:

- There is a need for more permanent supportive housing for disabled homeless people in Durham. The 2014 Continuum of Care 'estimate of unmet need' for housing suggested that the Durham community needs an additional 72 beds of PSH for disabled homeless people, including persons who are chronically homeless.
- There are no specific efforts in place to address the housing and service needs of unaccompanied minors/youth.
- While some elements of using a 'Housing First, Housing Plus' approach to address the housing needs of homeless persons are in place, acceptance and implementation of Housing First, Housing Plus across the community remains limited.

- Finding landlords willing to rent to formerly homeless people, with either short-term rental assistance via a rapid rehousing program or long-term rental assistance via permanent supportive housing tenant-based voucher programs, continues to be a challenge.
- Bringing rapid rehousing approaches to scale and providing adequate funding for rapid rehousing initiatives is a challenge.
- Engaging homeless people in developing permanent 'housing plans' and in working to improve their own self-sufficiency, using asset-based strategies, is challenging.
- The State of North Carolina's decision to not expand Medicaid continues to make it difficult to fund health care for many homeless people.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

To overcome any gaps in the delivery system, the City will continue to provide opportunities for public, private, governmental and faith based organizations to come together to share information, advocate for issues of concern, leverage resources and address the obstacles and challenges that often face local governments in developing affordable housing. The City encourages the participation of individuals and groups who are motivated to assist in addressing the housing and community development needs of the community.

Some of the strategies to overcoming the gaps identified above include:

- The CoC continues to encourage CoC-funded transitional and permanent supportive housing programs to seek to fund supportive services through other sources so that more CoC funds can be used to fund permanent supportive housing and/or rapid rehousing projects.
- The HSAC's Youth Team recently concluded a survey of youth at-risk of homelessness. Based on the results of the survey and other consultation with the community, the Youth Team intends to develop a set of recommended strategies for addressing the housing and supportive service needs of youth at-risk of homelessness for the HSAC's consideration.
- The CoC Lead Agency will continue to promote 'Housing First, Housing Plus' approaches to homeless housing providers and provide technical assistance and training on the strategy.
- The CoC Lead Agency is preparing for HUD Technical Assistance in late April 2015 entitled Building a Health Care System and Housing System That Work Together. The goal is to draft a local Action Plan to improve access to health care for people who are homeless.
- The HSAC's Housing Results Team is working with local homeless housing providers to coordinate outreach to local landlords. Outreach to the leadership of the Triangle Apartment Association is underway to solicit its involvement in landlord recruitment initiatives.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	HS-1 Housing Rehabilitation	2015	2019	Affordable Housing	SOUTHSIDE Citywide	Housing Priority	CDBG: \$314,308 HOME: \$154,146 ESG: \$0 HOPWA: \$0	Homeowner Housing Rehabilitated: 40 Household Housing Unit
2	HS-2 Rental Rehabilitation	2015	2019	Affordable Housing	SOUTHSIDE Citywide	Housing Priority	CDBG: \$0 HOME: \$0 ESG: \$0 HOPWA: \$0	Rental units rehabilitated: 0 Household Housing Unit
3	HS-3 Housing Construction	2015	2019	Affordable Housing	SOUTHSIDE Citywide	Housing Priority	CDBG: \$2,994,436 HOME: \$3,935,023 ESG: \$0 HOPWA: \$0	Rental units constructed: 40 Household Housing Unit
4	HS-4 Fair Housing	2015	2019	Fair Housing	SOUTHSIDE Citywide	Housing Priority	CDBG: \$0 HOME: \$0 ESG: \$0 HOPWA: \$0	Public service activities for Low/Moderate Income Housing Benefit: 0 Households Assisted
5	HS-5 Home Ownership	2015	2019	Affordable Housing	SOUTHSIDE Citywide	Housing Priority	CDBG: \$895,831 HOME: \$0 ESG: \$0 HOPWA: \$0	Direct Financial Assistance to Homebuyers: 20 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	HS-6 Public Housing	2015	2019	Public Housing	SOUTHSIDE Citywide	Housing Priority	CDBG: \$0 HOME: \$0 ESG: \$0 HOPWA: \$0	Rental units rehabilitated: 0 Household Housing Unit
7	HO-1 Continuum of Care	2015	2019	Homeless	SOUTHSIDE Citywide	Homeless Priority	CDBG: \$0 HOME: \$0 ESG: \$0 HOPWA: \$0	Other: 0 Other
8	HO-2 Operation/Support	2015	2019	Homeless	SOUTHSIDE Citywide	Homeless Priority	CDBG: \$586,144 HOME: \$0 ESG: \$0 HOPWA: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 40 Households Assisted
9	HO-3 Prevention and Housing	2015	2019	Homeless	SOUTHSIDE Citywide	Homeless Priority	CDBG: \$0 HOME: \$0 ESG: \$800,230 HOPWA: \$0	Tenant-based rental assistance / Rapid Rehousing: 80 Households Assisted Homeless Person Overnight Shelter: 500 Persons Assisted
10	HO-4 Housing	2015	2019	Homeless	SOUTHSIDE Citywide	Homeless Priority	CDBG: \$0 HOME: \$0 ESG: \$0 HOPWA: \$0	Overnight/Emergency Shelter/Transitional Housing Beds added: 0 Beds

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	HO-5 Permanent Housing	2015	2019	Homeless	SOUTHSIDE Citywide	Homeless Priority	CDBG: \$0 HOME: \$0 ESG: \$0 HOPWA: \$0	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 0 Households Assisted
12	SN-1 Housing	2015	2019	Affordable Housing Non-Homeless Special Needs	SOUTHSIDE Citywide	Other Special Needs Priority	CDBG: \$0 HOME: \$0 ESG: \$0 HOPWA: \$0	Public service activities for Low/Moderate Income Housing Benefit: 0 Households Assisted
13	SN-2 Social Services	2015	2019	Non-Homeless Special Needs	SOUTHSIDE Citywide	Other Special Needs Priority	CDBG: \$0 HOME: \$0 ESG: \$0 HOPWA: \$1,411,030	HIV/AIDS Housing Operations: 100 Household Housing Unit
14	SN-3 Accessibility	2015	2019	Affordable Housing Non-Homeless Special Needs	SOUTHSIDE Citywide	Other Special Needs Priority	CDBG: \$0 HOME: \$0 ESG: \$0 HOPWA: \$0	Rental units rehabilitated: 0 Household Housing Unit Homeowner Housing Rehabilitated: 0 Household Housing Unit
15	CD-1 Community Facilities	2015	2019	Non-Housing Community Development	SOUTHSIDE Citywide	Community Development Priority	CDBG: \$0 HOME: \$0 ESG: \$0 HOPWA: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
16	CD-2 Infrastructure	2015	2019	Non-Housing Community Development	SOUTHSIDE Citywide	Community Development Priority	CDBG: \$2,179,743 HOME: \$0 ESG: \$0 HOPWA: \$0	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 40 Households Assisted Other: 5 Other
17	CD-3 Public Services	2015	2019	Non-Housing Community Development	SOUTHSIDE Citywide	Community Development Priority	CDBG: \$0 HOME: \$0 ESG: \$0 HOPWA: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted
18	CD-4 Accessibility	2015	2019	Non-Housing Community Development	SOUTHSIDE Citywide	Community Development Priority	CDBG: \$0 HOME: \$0 ESG: \$0 HOPWA: \$0	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 0 Households Assisted
19	CD-5 Public Safety	2015	2019	Non-Housing Community Development	SOUTHSIDE Citywide	Community Development Priority	CDBG: \$0 HOME: \$0 ESG: \$0 HOPWA: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted
20	CD-6 Code Enforcement	2015	2019	Non-Housing Community Development	SOUTHSIDE Citywide	Community Development Priority	CDBG: \$594,640 HOME: \$0 ESG: \$0 HOPWA: \$0	Housing Code Enforcement/Foreclosed Property Care: 1200 Household Housing Unit
21	CD-7 Clearance	2015	2019	Non-Housing Community Development	SOUTHSIDE Citywide	Community Development Priority	CDBG: \$0 HOME: \$0 ESG: \$0 HOPWA: \$0	Buildings Demolished: 0 Buildings

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
22	CD-8 Revitalization	2015	2019	Non-Housing Community Development	SOUTHSIDE Citywide	Community Development Priority	CDBG: \$0 HOME: \$0 ESG: \$0 HOPWA: \$0	Other: 0 Other
23	CD-9 Historic Preservation	2015	2019	Non-Housing Community Development	SOUTHSIDE Citywide	Community Development Priority	CDBG: \$0 HOME: \$0 ESG: \$0 HOPWA: \$0	Other: 0 Other
24	ED-1 Employment	2015	2019	Non-Housing Community Development	SOUTHSIDE Citywide	Economic Development Priority	CDBG: \$0 HOME: \$0 ESG: \$0 HOPWA: \$0	Jobs created/retained: 0 Jobs
25	ED-2 Financial Assistance	2015	2019	Non-Housing Community Development	SOUTHSIDE Citywide	Economic Development Priority	CDBG: \$0 HOME: \$0 ESG: \$0 HOPWA: \$0	Businesses assisted: 0 Businesses Assisted
26	ED-3 Downtown Redevelopment Program	2015	2019	Non-Housing Community Development	SOUTHSIDE Citywide	Economic Development Priority	CDBG: \$0 HOME: \$0 ESG: \$0 HOPWA: \$0	Businesses assisted: 0 Businesses Assisted
27	ED-4 Financial Incentives	2015	2019	Non-Housing Community Development	SOUTHSIDE Citywide	Economic Development Priority	CDBG: \$0 HOME: \$0 ESG: \$0 HOPWA: \$0	Other: 0 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
28	AM-1 Overall Coordination	2015	2019	Non-Housing Community Development Administration, Planning, and Management	SOUTHSIDE Citywide	Administration, Planning, and Management Priority	CDBG: \$1,891,276 HOME: \$266,500 ESG: \$0 HOPWA: \$0	Other: 5 Other

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	HS-1 Housing Rehabilitation
	Goal Description	Provide financial assistance to low-and moderate-income homeowners to rehabilitate their existing owner-occupied housing.
2	Goal Name	HS-2 Rental Rehabilitation
	Goal Description	Provide financial assistance to non-profit rental housing developers, and for-profit developers of affordable housing projects that are rented to low-and moderate-income tenants.
3	Goal Name	HS-3 Housing Construction
	Goal Description	Increase the supply of decent, safe, sound, and accessible housing that is affordable to owners and renters in Durham through rehabilitation of existing buildings, and with new construction through technical assistance and financial incentives.
4	Goal Name	HS-4 Fair Housing
	Goal Description	Provide fair housing choice through education and outreach in the community.

5	Goal Name	HS-5 Home Ownership
	Goal Description	Assist low- and moderate-income households in becoming homeowners by providing down payment and closing cost assistance, and with subsidiary mortgage financing, both requiring housing counseling training.
6	Goal Name	HS-6 Public Housing
	Goal Description	Support the Durham Housing Authority in its efforts to improve and maintain their existing public housing communities, and encourage the use of Section 8 Vouchers for use in first-time homebuyer programs.
7	Goal Name	HO-1 Continuum of Care
	Goal Description	Support the local Continuum of Care's (CoC) efforts to provide emergency shelter, transitional housing, and permanent supportive housing to persons and families who are homeless or who are at-risk of becoming homeless.
8	Goal Name	HO-2 Operation/Support
	Goal Description	Assist providers in the operation of housing and support services for the homeless and persons-at-risk of becoming homeless.
9	Goal Name	HO-3 Prevention and Housing
	Goal Description	Continue to support the prevention of homelessness and programs for rapid rehousing.
10	Goal Name	HO-4 Housing
	Goal Description	Support the rehabilitation of, and making accessibility improvements to, emergency shelters, transitional housing, and permanent housing for the homeless.
11	Goal Name	HO-5 Permanent Housing
	Goal Description	Support the development of permanent supportive housing for homeless individuals and families.
12	Goal Name	SN-1 Housing
	Goal Description	Increase the supply of affordable, decent, safe, sound, and accessible housing for the elderly, persons with disabilities, and persons with other special needs through rehabilitation of existing buildings and new construction.

13	Goal Name	SN-2 Social Services
	Goal Description	Support social service programs and facilities for the elderly, persons with disabilities, and persons with other special needs.
14	Goal Name	SN-3 Accessibility
	Goal Description	Improve the accessibility of owner-occupied housing through rehabilitation and improve renter-occupied housing by making reasonable accommodations for the physically disabled.
15	Goal Name	CD-1 Community Facilities
	Goal Description	Support the improvement of parks, recreational centers, trails, libraries, and all public and community facilities in Durham.
16	Goal Name	CD-2 Infrastructure
	Goal Description	Improve public infrastructure in neighborhoods through rehabilitation, reconstruction, and new construction.
17	Goal Name	CD-3 Public Services
	Goal Description	Support improved and increased public safety, municipal services, and public service programs throughout the community.
18	Goal Name	CD-4 Accessibility
	Goal Description	Support improvements to the physical and visual accessibility of community facilities, infrastructure, and public buildings.
19	Goal Name	CD-5 Public Safety
	Goal Description	Support improvements to public safety facilities, equipment, and the City's ability to respond to emergency situations.
20	Goal Name	CD-6 Code Enforcement
	Goal Description	Enforce local building codes and ordinances to bring buildings into compliance with the standards through targeted code enforcement.

21	Goal Name	CD-7 Clearance
	Goal Description	Remove and eliminate slum and blighting conditions through demolition of vacant, abandoned, and dilapidated structures.
22	Goal Name	CD-8 Revitalization
	Goal Description	Promote neighborhood revitalization in strategic areas through acquisition, demolition, rehabilitation, code enforcement, infrastructure improvements, housing construction, public and community facilities improvements, etc.
23	Goal Name	CD-9 Historic Preservation
	Goal Description	Encourage historic preservation and adaptive reuse of existing buildings in Durham through the provision of technical assistance and links to potential financial incentives.
24	Goal Name	ED-1 Employment
	Goal Description	Support and encourage new job creation, job retention, employment, and job training services for adults and youth.
25	Goal Name	ED-2 Financial Assistance
	Goal Description	Support business and commercial growth through expansion of existing businesses and new business development through technical assistance programs and low-interest loans.
26	Goal Name	ED-3 Downtown Redevelopment Program
	Goal Description	Plan for and promote the development and redevelopment of Durham's downtown business district.
27	Goal Name	ED-4 Financial Incentives
	Goal Description	Support and encourage new economic development through local, state, and Federal tax incentives and programs such as Tax Incremental Financing (TIF), tax abatement programs, Enterprise Zone/Entitlement Communities, Section 108 Loan Guarantees, Economic Development Initiative (EDI) funds, etc.

28	Goal Name	AM-1 Overall Coordination
	Goal Description	Provide program management and oversight for the successful administration of Federal, state, and local funded programs, including planning service for special studies, environmental clearance, fair housing, and compliance with Federal, state, and local laws and regulations.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

It is estimated that the City of Durham will provide affordable housing to two (2) households annually.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Durham Housing Authority is compliant with Section 504 of the Rehabilitation Act of 1973 and not under a Section 504 Voluntary Compliance Agreement with HUD; 5% of the dwelling units are accessible for persons with mobility disabilities and 2% are accessible for persons with hearing or visual disabilities.

Activities to Increase Resident Involvements

In coordination with the DHA's objective to provide affordable housing, the housing authority is committed to helping residents on the path towards self-sufficiency. The Authority's Resident Services Department is the coordination center for information on opportunities and services that can help residents overcome obstacles and achieve their self-sufficiency goals. The Resident Services Department works to find creative solutions to make assistance available in areas such as: education, credit and finances, computers, homeownership, employment opportunities and job training.

The Family Self Sufficiency (FSS) Program encourages communities to develop local strategies to help voucher families obtain employment that will lead to economic independence and self-sufficiency. Public housing agencies (PHAs) work with welfare agencies, schools, businesses, and other local partners to develop a comprehensive program that gives participating FSS family members the skills and experience to enable them to obtain and maintain employment that pays a living wage. FSS program services may include, but are not limited to: Child Care; Transportation; Education; Job Training & Employment Counseling; Substance/Alcohol Abuse Treatment.

The Resident Council is a HUD and DHA recognized group of elected resident officers from all DHA public housing properties who have open communication with the housing authority and residents regarding issues that affect their community. HUD encourages housing authorities and residents to work together to determine appropriate ways to foster constructive relationships. Each elected resident council receives individual and group training along with the opportunity to attend seminars and conferences throughout the United States. This training allows residents to network with other public housing residents and RRHA staff members to build new relationships and gain powerful insights on ways to improve their neighborhoods. The Resident Council Training Program is designed to build strong leadership for Durham Housing Authority Resident Councils and Resident Management Corporation. By addressing reoccurring issues of recruiting, training and retaining viable resident councils, this program will provide clarification of roles among council leaders and members, provide training in conflict management, consensus building, council administration and leadership skills.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

Not applicable.

SP-55 Barriers to Affordable Housing – 91.215(h)

Barriers to Affordable Housing

In considering the barriers to affordable housing, two major factors emerge—first, a household’s ability to afford housing based on its income and, second, the price of housing. A household’s capacity to afford housing is based on its income. Government can directly increase a household’s ability to afford housing by increasing income (such as with public assistance and social security payments), providing housing assistance payments or providing services that increase disposable income (such as child and health care subsidies). Government can also indirectly influence household income through actions such as changing wage requirements or the tax structure. The price of housing is affected by a complex combination of factors related to the cost of housing production. These include the cost of land, materials, labor and capital. Government can also affect these factors. Government can have a direct effect on supply through actions such as producing new units, acquiring units for rental and engaging in housing rehabilitation. Subsidized loans, grants and financing that reduce the cost of private sector (for-profit or nonprofit) housing production, operation or maintenance have an impact on housing affordability, although less direct. Further, rent and price controls can make housing more affordable. Tax abatement and infrastructure development are other indirect techniques for reducing the price of housing. Other types of governmental intervention in the housing market increase the cost of housing. The most common of these interventions are local government development regulations. These include regulation of density, lot sizes, building size, unit type and design and building materials. Communities can also increase housing cost through lengthy approval processes, permit fees, infrastructure requirements and significant demands or requirements. Increases in certain wage requirements, which may increase a household's income, can also increase the cost of labor for housing construction, thereby decreasing the affordability of housing. The tax code can also increase (or decrease) housing cost. The City provides a number of programs to ensure area residents are able to overcome the barriers to fair housing. These activities included: Continue to provide effective enforcement of Fair Housing Laws Develop print and media campaign to provide education and outreach to a variety of groups on the Fair Housing Ordinance; Continue to work with other governmental and nonprofit agencies to develop programs to alleviate discrimination and further Fair Housing; Increase support of financial literacy, first time homebuyer programs and anti-predatory lending campaigns in the community; and Conduct Lender’s and Realtor’s Training with Fair Housing component Distribute Fair Housing information with all First time Homebuyer’s applications City housing counseling programs for low-income residents.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City of Durham has made efforts to identify barriers to the development of affordable housing. The City currently encourages the development of affordable housing by including density bonuses for developers. The consolidated plan discusses key issues related to barriers to affordable housing such as federal resources and policies, the gap between housing cost and income, local development regulations, so called ‘Not in My Back Yard’ (NIMBY) opposition, and education. While few potential barriers are within the City’s control to directly reverse, the City is dedicated to using its resources to

counteract the negative effects of such external factors. The objective is to significantly reduce and eliminate barriers to the development of affordable housing. The City expects to continue the following strategies over the course of the Five Year Consolidated Plan:

- Address the financial barriers faced by many low- and moderate-income families by providing HOME and/or CDBG funding for homeownership, renovation, revitalization, and programs
- Raise awareness about barriers to affordable housing development through a variety of methods, and implement policy changes that would make affordable housing development less challenging
- Examine best practices on HUD's Regulatory Barriers Clearinghouse and determine applicability for Durham

By undertaking the initiatives previously described in this section, the City will address a number of the barriers to affordable housing that currently challenge them.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City uses the following process “to consult with homeless or formerly homeless individuals in considering and making policies and decisions, regarding any facilities, services, or other assistance that receive funding under ESG”:

- Consulting with the HSAC, the CoC’s primary decision-making body, which has two formerly homeless individuals as members. The Durham City Council and Durham Board of County Commissioners require that at least two appointees on the HSAC be individuals who are homeless or formerly homeless.
- Requiring that sub-grantees provide for the participation of not less than one homeless or formerly homeless individual on the sub-grantee’s board of directors or, if the agency is unable to meet that requirement, develop and implement a plan to consult with homeless or formerly homeless individuals in making decisions regarding proposals to use ESG funds.

Outreach efforts outside the shelter setting are also a part of the CoC's work. Local congregations and non-profits network to identify persons in need, or at-risk. The United Way 2-1-1 Network promotes housing and support services. The annual Project Homeless Connect event brings together dozens of housing and service providers, as well as attracting homeless persons and those who are at risk of homelessness. Alliance Behavioral Healthcare markets housing and supportive services resources to its clients, including its comprehensive online 'Network of Care' resource database. Housing for New Hope's Assertive Engagement Team and Open Table Ministry conduct special outreach to persons who are unsheltered. OTM serves many unsheltered people in a community where many unsheltered camp. The AET engages unsheltered people throughout the CoC. Both projects are in regular communication with each other and with local law enforcement to ensure unsheltered people receive outreach. The Durham Police Department’s Crisis Intervention Team is a key partner. Urban Ministries of Durham provides daily outreach via its soup kitchen and food pantry/clothing closet and provides coordinated intake and assessment for single adults. . The Durham Rescue Mission uses vans to locate and offer shelter for the unsheltered on cold winter nights. St. Joseph’s Episcopal Church also opens up its 'church house' to unsheltered people during the winter whenever the temperature is forecast to be below 32 degrees.

Alliance Behavioral Healthcare provides Crisis Intervention Training to many local police officers, facilitating outreach linkages between homeless service providers and law enforcement. Urban Ministries of Durham has bilingual staff and volunteers to serve persons with limited English proficiency and engages with homeless people and those at risk of homelessness at its soup kitchen and food pantry. Most organizations have bilingual printed resources. Open Table Ministry offers meals to the unsheltered twice a week to provide an opportunity for outreach with them. The local chapter of the National Alliance on Mental Illness (NAMI) distributes mental health literature and resources to service

providers. A 'Community Life Court' in the local District Court works to connect violators of local roadside solicitation ordinances with providers of housing and services in lieu of fines and jail sentences. Lincoln Community Health Center and Duke University Health Systems make referrals to homeless service providers when appropriate housing is difficult to identify.

Addressing the emergency and transitional housing needs of homeless persons

The CoC has two goals related to reducing the number of homeless individuals and families:

1. To reduce the percentage of people who are unsheltered at the annual Point in Time Count to zero percent over the next 10 to 15 years
2. To reduce the total number of homeless people using emergency shelter and transitional housing as reported on the AHAR from 1,655, as reported on the 2011 AHAR, by 5% annually until the number is below 1,000 persons.

The State of North Carolina will continue to fund existing transitional housing programs but will not fund any new transitional housing programs. The State is also encouraging housing providers to create plans to shift away from the transitional housing model. In response, the CoC plans to use 60% of ESG funding for rapid rehousing activities work and the City of Durham has committed \$200,000 annually of local general revenue funds over the next four (4) years for rapid re-housing. Housing for New Hope has been successful in generating private investment for its rapid rehousing work. The CoC is beginning to prioritize chronically homeless people, and especially chronically homeless unsheltered people, for permanent supportive housing openings. The CoC has begun coordinated intake and assessment (CA) for families through the Durham County Department of Social Services, and Urban Ministries of Durham, the primary publicly funded emergency shelter for single adults, provides CA for single adults. The twelve CoC's across North Carolina are transitioning administration of the state's HMIS to the Michigan Coalition Against Homelessness, effective on May 1, 2015, and one of the primary goals for that transition is to improve tracking of returns to homelessness and the number of exits to permanent housing.

The CoC has shifted ESG funding to rapid rehousing activities. The City of Durham has also agreed to invest \$200,000 of local government funds in rapid rehousing activities in the four (4) years starting in 2014. In the 2014 CoC Homeless Grants Competition, the CoC shifted over \$50,000 from funding supportive services in transitional housing programs to rapid rehousing activities. Housing for New Hope has obtained private investment in its rapid rehousing program, as well. Urban Ministries of Durham has hired a Licensed Clinical Social Worker and created a program that utilizes services of social work interns to provide case management to people coming through its emergency shelter, including assisting with housing searches. Genesis Home is working to reduce the average length of time families in its transitional housing program. Alliance Behavioral Healthcare has an 'Independent Living Initiative' providing short term rent assistance to enrolled mental health clients to prevent and/or end homelessness. Together, these initiatives should reduce the length of time people remain homeless.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The CoC has shifted ESG funds to rapid rehousing activity. The City of Durham is investing \$200,000 of local government funds in rapid rehousing activity annually for four years beginning in 2014. In the 2014 CoC Homeless Grants Competition, the CoC shifted \$53,560 from transitional housing programs to rapid rehousing activities. Housing for New Hope has obtained private investment in its rapid rehousing work. Urban Ministries of Durham has brought on staff, a Licensed Clinical Social Worker, enabling it to obtain the services of several social work interns who provide case management to people coming through its emergency shelter, including assisting with housing searches. Genesis Home is working to reduce the average length of time families are in its transitional program. Alliance Behavioral Healthcare has an “Independent Living Initiative” providing short-term rent assistance to enrolled mental health clients to prevent and/or end homelessness. Together, these initiatives should reduce the length of time people remain homeless.

The CoC will continue to improve helping homeless persons make the transition to permanent housing and independent living by:

Continuing to use ‘ready to rent’ best practices to foster financial literacy.

Continuing strong retention efforts including case management, tenant associations, landlord outreach, budgeting, and tenant education efforts. Tenant associations meet monthly to strengthen relationships and promote housing stability.

Continuing to connect consumers to Mental Health and addiction treatment services and ensure appropriate service delivery.

Continue to promote assertive engagement with participants. Alliance Behavioral HealthCare and Housing for New Hope will continue to partner to ensure that crisis intervention services are available at Williams Square and Andover Apartments.

Housing providers will continue to partner with Habitat for Humanity to promote successful moves from Permanently Supportive Housing (PSH) into homeownership. Six households have moved from PSH into their own homes through this partnership in recent years.

Continue to work with consumers to apply for housing through the Durham Housing Authority so households can transition from PSH to other subsidized housing.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Health Care: The Joint Commission on Accreditation of Health Care Organizations (JCAHO) has required hospitals to practice discharge planning since 2003. The CoC works in partnership with the Duke University Health Systems (DUHS) to ensure that persons are not discharged into homelessness. DUHS has not executed a MOA with the CoC. DUHS social workers and discharge planners do work with CoC members to identify appropriate respite and housing for discharged patients. Early in a hospitalization, staff must identify patients who are likely to suffer adverse health consequences upon discharge, if there is not adequate discharge planning. DUHS sometimes provides hotel rooms for patients who would otherwise be discharged into homelessness. Just a Clean House provides some short-term housing to homeless people and those at risk of homelessness being discharged from local health care institutions. Efforts to identify funding for a pilot project to provide respite and sub-acute care in a community setting are underway.

Mental Health: State hospitals have signed agreements that patients will not be discharged to homeless shelters. There is an MOA between the CoC and the State Hospital concerning this plan. Hospital discharge planners, Alliance Behavioral Healthcare's (ABH) Hospital Liaison and the ABH Housing Specialist work with the person being discharged and local resources to identify safe, adequate and permanent housing. The CoC promotes the use of NCHousingSearch.com, an online listing service and a housing search service that makes housing more accessible for persons with disabilities. The State created a TBRA program for persons with serious and persistent mental illness.

Corrections: There is no State mandated policy in place for Corrections. Prisons across NC are not allowed to sign MOAs with local CoC's; instead, all MOAs must be coordinated with the Department of Public Safety itself. Once persons have completed their sentence, the State has no authority over them and cannot follow-up on discharge plans or provide support, including housing support. The CoC has been able to sign an MOA with the Durham County Sheriff's Department regarding the discharge of detainees held at the County Detention Center. Prison staff uses NCHousingSearch.org, a listing/housing search service that makes housing more accessible for persons with criminal histories to plan discharges. Persons exiting prisons are often discharged to halfway houses and recovery programs or may be referred to Targeted Units that provide affordable housing for people with disabilities. Locally, the CoC's public mental health agency, Alliance Behavioral Healthcare, works to improve access to mental health and substance abuse service for people held at the jail. The VA's Justice Outreach Specialist provides outreach to jailed veterans

Youth: The Durham County Department of Social Services (DSS) leads the CoC's efforts to provide a continuum of care to its youth by implementing a variety of programs, case management, and community partnerships under the NC LINKS initiative. The Division of Social Services is responsible for

discharge planning in the foster care system at the state level. The NC Division of Social Services offers NC LINKS. LINKS provides services and resources to foster care youth and youth with a Contractual Agreement for Residential Services (CARS). DSS discusses what living arrangements might be without a CARS and what the back-up plan will be. LINKS networks youth with family, friends, mentors, employers, etc. LINKS' goals are youth shall have adequate economic resources; a safe home; connectedness to others; access to health care; shall attain vocational and educational goals; shall avoid risky behavior; and shall postpone parenthood until prepared. The CoC also has signed the attached MOA with DSS concerning foster care discharges.

SP-65 Lead Based Paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

An important HUD initiative in the last decade has been the reduction of lead-based paint hazards, and many jurisdictions around the country have launched a concerted effort to reach this goal. The federal Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X of the Housing and Community Development Act of 1992) amends the Lead-Based Paint Poisoning Prevention Act of 1971, which is the law covering lead-based paint in federally-funded housing. These laws and subsequent regulations issued by the U.S. Department of Housing and Urban Development (24 CFR Part 35) protect young children from lead-based paint hazards in housing that is financially assisted or being sold by the federal government.

Homes built prior to 1980 are more likely to contain lead-based paint. As children are at higher risk for lead poisoning, homes built prior to 1980 that contain children are considered higher risk. There are an estimated 43,730 housing units in Durham County that were built before 1980 – 6,640 of which are households with children under six years of age.

How are the actions listed above related to the extent of lead poisoning and hazards?

The Durham County Health Department undertakes lead investigation screening. A part-time nurse in the community screens children for lead. In addition, the nurse conducts education and outreach to physicians encouraging screening of children for lead. Additional testing, when necessary, is completed at the State level. When the Durham County Health Department receives confirmation of elevated blood-lead levels in children, it initiates investigations and follow-up actions in accordance with the Centers for Disease Control and Prevention guidelines. The Children Environmental Health Initiative (CEHI) is a community partnership led by Duke University that seeks to reduce and mitigate child exposure to environmental hazards. CEHI received a National Achievement in Environmental Justice Award from the U.S. Environmental Protection Agency in 2008 for its work in early intervention and lead poisoning prevention. The program is credited with increasing the early identification of children with elevated levels of lead in their blood by 600 percent in Durham County since 2002.

Through the State of North Carolina, the City received a HUD Lead Abatement grant that provided program funds through September 2009. The City also tests all units scheduled for rehabilitation built prior to 1978 for lead and includes the lead abatement work as part of the scope of services completed by the contractor.

How are the actions listed above integrated into housing policies and procedures?

The hazards associated with lead-based paint are a greater concern for low-income families who live in dilapidated housing and who often do not have the financial resources to make their homes lead-safe. To address this concern the City has developed the following strategy for reducing lead-based paint

hazards. The objective is to increase the number of homes that are made lead-safe and reduce the number of child lead poisoning cases in the City of Durham through a program that addresses all types of environmental hazards in low income housing. The City will ensure compliance with environmental regulations by conducting the following activities:

- Insuring that the construction staff is knowledgeable about the requirements concerning lead based paint as it pertains to all federal housing programs
- Distributing information on lead-based paint hazards to all households that participate in the City's housing programs
- Conducting lead-based paint inspections and assessments as necessary
- Implementing environmental control or abatement measures (lead-based paint and asbestos) as required in all federally funded projects

The proposed accomplishments include the following: full compliance with all applicable lead-based paint regulations; control or abate, to the extent feasible, all lead-based paint hazards in all housing rehabilitated with federal funds; and reduction in the number of incidences of elevated blood lead levels in children.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City has developed an asset building strategy to address the anti-poverty needs for the City. The strategy coordinates housing, homeless, public housing, and non-housing community development strategies together as one comprehensive plan to increase household wealth through the promotion of self-sufficiency and empowerment. The City of Durham's Community Development Department (DCD), as the lead agency in the implementation of the Consolidated Plan, will coordinate efforts through residents, health and human service agencies, members of the private sector, members of the faith-based community as well as for-profit and non-profit developers, to ensure that the City's goals are met. Self-sufficiency and empowerment for low and moderate-income individuals will be created through the City's strategies to increase economic wealth and promote job creation through projects and activities included in the strategic plan. Particular attention is being paid to Census block groups in North East Central Durham in Census Tract 10.01, the focus of the Mayor's anti-poverty initiative. The DCD is represented on a Financial Literacy Committee of that Mayoral Initiative. Focusing attention and resources in a targeted area and demonstrate positive impact in effecting neighborhood change. Down payment assistance programs for first-time homebuyers is one incentive that the City uses to assist low-wealth households. The first-time homebuyer programs include subordinate mortgage lending for owner-occupied residential properties. The Department's homeownership purchase assistance programs provide funding for low interest second mortgage loans up to \$20,000 to households for the purchase of their first home. Free credit, budget and housing counseling are aspects of this program.

Earned Income Tax Credit (EITC) is a refundable federal income tax credit for eligible working individuals and families. The EITC campaign coincides with the City's goal of maintaining stable families, creating strong neighborhoods, providing financial education and implementing effective programs that benefit residents and the City's economic vitality. There are many public, non-profit and voluntary organizations throughout the Durham community that offer Volunteer Income Tax Assistance (VITA Sites) for eligible households to help increase the Earned Income Tax Credit utilization through education activities and assisting with filing of relevant tax forms at no cost to the taxpayer.

Homeownership is one of the City's priorities that focus on efforts to address specific housing and community development needs. There are two specific homeownership goals and objectives that the City hopes to achieve first, homeownership is the primary way in which low-to-moderate income households can build assets that can be passed from generation to generation. Second, homeownership stabilizes the neighborhoods that are in need of revitalization. The City of Durham is focusing its homeownership investments in throughout the City, and in the targeted Southside neighborhood. The City depends on realtors and lenders for updates relative to the lending industry and real estate laws. As a member of the Durham Regional Association of Realtors, the Department has a presence at the annual Homebuyer's Fair where potential homebuyers obtain home purchase information, and specific information about City of Durham programs.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

The City's strategy for reducing poverty and creating wealth engages the following principles:

Improving the Quality and Availability of Affordable Housing: Eliminating many of the physical signs of poverty is a key element in improving the quality of life for Durham residents along with improving the quality and availability of affordable housing. The City's affordable housing, public housing, and community revitalization initiatives work toward reducing the signs of poverty in many neighborhoods. Significant resources are focused on the creation of affordable housing utilizing the federal CDBG and HOME programs, working with the community, enlisting the support of partners, and coordinating the efforts of local nonprofit and for-profit providers. Efforts will focus on increasing housing choice and options, insuring that fair housing remain a primary focus, eliminating overcrowding, working to increase homeownership, decreasing sub-standard and inadequate housing, and increasing the opportunities for the investment of additional public and private resources in the community. Improved quality and availability of affordable housing is the foundation for achieving self-sufficiency and increasing homeownership opportunities. Tied to this public/private investment strategy is creating jobs for residents of the targeted neighborhood through HUD's Section 3 initiative.

Provide and Improve Public Facilities and Amenities: Equally important in the strategy to eliminate the conditions caused by disinvestment in targeted neighborhoods is providing adequate infrastructure, public facilities, and amenities. The primary focus of the redevelopment strategy in Southside neighborhood includes responding to the physical capital and human capital needs of the area. The objective of this focus is intended to support the development of neighborhood stability, stronger connections with surrounding communities, and greater opportunities for economic growth.

Revitalize neighborhoods: Another component of the anti-poverty strategy includes goals and objectives for improving the living and business environments in neighborhoods throughout the City. The Consolidated Plan includes strategies to demolish vacant buildings beyond repair, reusing existing properties, encouraging businesses to invest in Durham neighborhoods, and redevelop properties to improve the overall character of the area's neighborhoods. Through a comprehensive five-year plan, the City of Durham will continue to fund communities on a targeted basis by utilizing Community Development Block Grant (CDBG), and HOME Investment Partnership Program (HOME), and Dedicated Housing Funds to revitalize neighborhoods and communities. In addition, other public and private sector funds will also be sought as a means of leveraging the CDBG and HOME allocations received by the City on an annual basis, including Low Income Housing Tax Credits through our developer partners. Further, the Consolidated Plan includes strategies to promote community involvement, increase the supply, mix, types, and options for affordable housing; and to make economic opportunities available to community residents while preserving the fabric, architecture, character, and integrity of neighborhoods. Habitat for Humanity of Durham and the City of Durham have a strong partnership to meet the City's homebuyer and targeted neighborhood revitalization goals. The City of Durham and Habitat for Humanity of Durham have a buy-back covenant in place whereby Habitat guarantees the repayment of

City second mortgage loan provided to Habitat buyers. In all cases, Habitat holds the first mortgage loan. In the event of foreclosure, Habitat repays to the City the outstanding second mortgage loan balance.

The City of Durham has an asset building strategy to address HUD's requirement for an anti-poverty strategy. This strategy helps coordinate the housing, homeless, public housing, and non-housing community development strategies together as one comprehensive plan for affecting changes in the lives of those of low wealth. The strategic plan which includes the priorities and strategies outlined in this section promotes self-sufficiency and empowerment. The City of Durham's Community Development Department, as the lead agency in the implementation of the Consolidated Plan, will coordinate efforts through residents, health and human service agencies, members of the private sector, members of the faith based community, and for-profit and non-profit developers. Self-sufficiency and empowerment for low and moderate income individuals will be strengthened through the City's strategies to increase economic wealth and promote job creation through projects and activities included in the strategic plan.

A. Improving the Quality and Availability of Affordable Housing - The City's affordable housing, public housing, and community revitalization initiatives work toward reducing the signs of poverty in many neighborhoods. Significant resources are focused on the creation of affordable housing utilizing the federal CDBG and HOME programs, working with the community, enlisting the support of partners, and coordinating the efforts of local nonprofit and for-profit providers. Efforts will focus on increasing housing choice and options, insuring that fair housing remain a primary focus, eliminating overcrowding, increasing homeownership, decreasing sub-standard and inadequate housing as well as increasing the opportunities for investment of additional public and private resources in the community.

B. Provide and Improve Public Facilities and Amenities - Equally important in the strategy to eliminate the conditions caused by disinvestment in targeted neighborhoods is providing adequate infrastructure, public facilities, and amenities. The objective of this focus is to support the development of neighborhood stability, stronger connections with surrounding communities, and greater opportunities for economic growth. Greater pedestrian access, sidewalk improvements, new streets, the development of additional parks and green space are other services and amenities needed to improve the overall quality and character of neighborhoods.

C. Revitalize Neighborhoods - Another component of the anti-poverty strategy includes goals and objectives for improving the living and business environments in neighborhoods throughout the City of Durham. The consolidated plan includes strategies to demolish or reuse vacant properties, encourage businesses to invest in Durham and redevelop properties to improve the overall character of the area's neighborhoods. Resources will be targeted in order to have a visual impact in these targeted areas, Rolling Hills/Southside, Northeast Central Durham, and Southwest Central Durham. The targeted strategy approach is being pursued as a means of encouraging private investment in the neighborhood revitalization process. Specific targeting is planned for Rolling Hills/Southside.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City will continue its ongoing efforts to insure compliance with all HUD requirements. Durham is committed to a comprehensive program of monitoring and evaluating the progress of all housing and community development activities. The goal of the jurisdiction is to ensure long-term compliance with the applicable regulations and standards. The monitoring process will facilitate the evaluation of program accomplishments in relation to the goals and objectives established by allowing the opportunity to review all programs and housing service providers in order to assess strengths, weaknesses, performance capabilities and accomplishments. Information gained from the review will give the City an opportunity to determine which programs and/or strategies are working, the benefits being achieved, needs being met and accomplishment of objectives. Both qualitative and quantitative methods of evaluation will be utilized including determining:

- Compliance with eligible activities and national objectives
- Progress against production goals
- Compliance with CDBG and HOME regulations, other program rules and administrative requirements
- Timeliness in the expenditure of funds
- Completed and inspected housing units
- Performance on recordkeeping and file documentation
- Compliance with general accounting principles
- Accuracy in managing expenditures

These strategies will be used, as necessary, to redirect or refocus programs in order to meet year-end objectives. As part of the monitoring process, monitoring information letters will be prepared and distributed prior to visits for each program, housing provider and/or service provider. The notification will be sent to each agency, organization or appropriate department as part of the initial CDBG or HOME orientation. Notification letters, with schedules included, will address specific monitoring and technical aspects to be covered along with agency staff that should be involved. Site visits and or desk reviews will be conducted each year as applicable.

The focus of the monitoring plan will center on key indicators, which demonstrate if programs are operating effectively and efficiently. The plan will help to ensure that housing issues and internal policies are consistent. Where projects and/or programs have experienced delays, assessments of the following will be conducted:

- Reasons for the delay
- Extent to which the delay is beyond the control of the housing and/or service provider
- Extent to which original priorities, objectives and schedules were unrealistic Monitoring activities for the Consolidated Plan will incorporate aspects that have been included in the HOME and CDBG programs

This includes reviewing and documenting projects for eligibility, maintaining record-keeping requirements and reviewing financial transactions, including budgets and funding. Since the Consolidated Plan is an integrated, comprehensive document, expansions and modifications of other monitoring procedures that have been used in the past will be also be included.

Annual Action Plan

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City of Durham will be receiving \$1,807,500 in CDBG funds, \$776,323 in HOME funds, \$160,046 in ESG funds, and \$282,206 in HOPWA funds for the FY 2015 program year. The City anticipates that it will receive \$418,878 in CDBG program income (PI) and \$474,054 in HOME program income (PI) for FY 2015. The City's FY 2015 CDBG program year starts on July 1, 2015 and concludes on June 30, 2016. The City projects that CDBG, HOME, ESG, and HOPWA funding allocations will remain level over the five year period of the Consolidated Plan period.

The accomplishments of these projects/activities will be reported in the FY 2015, FY 2016, FY 2017, FY 2018, and FY 2019 Consolidated Annual Performance and Evaluation Reports (CAPERs).

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,807,500	418,878	0	2,226,378	7,230,000	The CDBG entitlement program allocates annual grants to larger cities and urban counties to develop viable communities by providing decent housing, a suitable living environment, and opportunities to expand economic opportunities, principally for low- and moderate-income persons.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	776,323	474,054	0	1,250,377	3,105,292	The HOME Investment Partnerships Program (HOME) provides formula grants to States and localities that communities use - often in partnership with local nonprofit groups - to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	160,046	0	0	160,046	640,184	Grants to support essential services related to emergency shelter and street outreach, emergency shelter operation and renovation, short-term and medium-term rental assistance for individuals and families who are homeless or at risk of homelessness, housing relocation and stabilization services for individuals and families who are homeless or at risk of homelessness, and homeless management information systems (HMIS).

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Other	282,206	0	0	282,206	1,128,824	The Housing Opportunities for Persons With AIDS (HOPWA) Program is the only Federal program dedicated to the housing needs of people living with HIV/AIDS. Under the HOPWA Program, HUD makes grants to local communities, States, and nonprofit organizations for projects that benefit low-income persons living with HIV/AIDS and their families.

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Durham intends to use leveraged resources through the Request for Proposal (RFP) requirements. In an effort to maximize the effort of federal funds received by the City, all applicants seeking an award of either CDBG, ESG or Dedicated Housing Funds from the City were required to commit leveraged funds to the given project or program as follows:

- Public service activities which address homeless requires \$1 for \$1 match
- ESG requires \$1 for \$1 match

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Not applicable.

Discussion

The City's Community Development Department's program year runs from July 1, 2015 through June 30, 2016. These funds will be used to address the following priority needs:

- Housing
- Homeless
- Other Special Needs
- Community Development
- Economic Development
- Administration, Planning, and Management

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	AM-1 Overall Coordination	2015	2019	Non-Housing Community Development Administration, Planning, and Management	SOUTHSIDE Citywide	Administration, Planning, and Management Priority	CDBG: \$445,276 HOME: \$76,504	Other: 2 Other
2	HO-2 Operation/Support	2015	2019	Homeless	Citywide	Homeless Priority	CDBG: \$138,000	Public service activities other than Low/Moderate Income Housing Benefit: 292 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 11 Households Assisted
3	CD-6 Code Enforcement	2015	2019	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$140,000	Housing Code Enforcement/Foreclosed Property Care: 300 Household Housing Unit
4	HS-5 Home Ownership	2015	2019	Affordable Housing	SOUTHSIDE Citywide	Housing Priority	CDBG: \$210,911	Direct Financial Assistance to Homebuyers: 5 Households Assisted
5	HS-1 Housing Rehabilitation	2015	2019	Affordable Housing	SOUTHSIDE Citywide	Housing Priority	CDBG: \$74,000 HOME: \$44,250	Homeowner Housing Rehabilitated: 11 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	CD-2 Infrastructure	2015	2019	Non-Housing Community Development	SOUTHSIDE	Community Development Priority	CDBG: \$513,191	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 11 Households Assisted Other: 1 Other
7	HS-3 Housing Construction	2015	2019	Affordable Housing	Citywide	Housing Priority	CDBG: \$705,000 HOME: \$1,129,623	Rental units constructed: 59 Household Housing Unit
8	HO-3 Prevention and Housing	2015	2019	Homeless	Citywide	Homeless Priority	ESG: \$160,046	Tenant-based rental assistance / Rapid Rehousing: 23 Households Assisted Homeless Person Overnight Shelter: 120 Persons Assisted
9	SN-2 Social Services	2015	2019	Non-Homeless Special Needs	Citywide	Other Special Needs Priority	HOPWA: \$282,206	HIV/AIDS Housing Operations: 25 Household Housing Unit

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	AM-1 Overall Coordination
	Goal Description	AM-1 Overall Coordination - Provide program management and oversight for the successful administration of Federal, state, and local funded programs, including planning services for special studies, environmental clearance, fair housing, and compliance with all Federal, state, and local laws and regulations.

2	Goal Name	HO-2 Operation/Support
	Goal Description	HO-2 Operation/Support - Assist providers in the operation of housing and support services for the homeless and persons at-risk of becoming homeless.
3	Goal Name	CD-6 Code Enforcement
	Goal Description	CD-6 Code Enforcement - Enforce local building codes and ordinances to bring buildings into compliance with the standards through targeted code enforcement.
4	Goal Name	HS-5 Home Ownership
	Goal Description	HS-5 Home Ownership - Assist low- and moderate-income households in becoming homeowners by providing down payment and closing cost assistance, and with subsidiary mortgage financing, both requiring housing counseling training.
5	Goal Name	HS-1 Housing Rehabilitation
	Goal Description	HS-1 Housing Rehabilitation - Provide financial assistance to low- and moderate-income homeowners to rehabilitate their existing owner-occupied housing.
6	Goal Name	CD-2 Infrastructure
	Goal Description	CD-2 Infrastructure - Improve public infrastructure in neighborhoods through rehabilitation, reconstruction, and new construction.
7	Goal Name	HS-3 Housing Construction
	Goal Description	HS-3 Housing Construction - Increase the supply of decent, safe, sound, and accessible housing that is affordable to owners and renters in Durham through rehabilitation of existing buildings, and with new construction through technical assistance and financial incentives.
8	Goal Name	HO-3 Prevention and Housing
	Goal Description	HO-3 Prevention and Housing - Continue to support the prevention of homelessness and programs for rapid rehousing.

9	Goal Name	SN-2 Social Services
	Goal Description	SN-2 Social Services - Support social service programs and facilities for the elderly, persons with disabilities, and persons with other special needs.

AP-35 Projects – 91.220(d)

Introduction

In order to address the identifiable housing and community development needs of the City of Durham, the proposed FY 2015 One-Year Action Plan proposes the following activities:

Projects

#	Project Name
1	CDBG General Administration
2	Urban Ministries of Durham
3	Durham Interfaith Hospitality Network
4	Genesis Home, Inc.
5	Code Enforcement
6	Site Prep
7	Homebuyer Assistance
8	Urgent Repair
9	Section 108 Loan Payment
10	Durham County Land Trustees
11	Housing Rehabilitation
12	Construction/Permanent Financing
13	Home Administration
14	HESG-15 EMERGENCY SOLUTION GRANT ADMIN-ACTIVITY
15	HOPWA

Table 56 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The allocations and priorities were established by discussions with City and County decision makers, stakeholder meetings, electronic survey, follow-up surveys from service providers and public meetings. Obstacles to addressing underserved needs would be finding more federal resources to accomplish those activities and having local resources to pair with them to make successful projects.

1	Project Name	CDBG General Administration
	Target Area	SOUTHSIDE Citywide
	Goals Supported	AM-1 Overall Coordination
	Needs Addressed	Administration, Planning, and Management Priority
	Funding	CDBG: \$445,276
	Description	Partial funding of staff salaries. Up to 20% of CDBG entitlement amount and projected program income may be used for administration.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Citywide 243,625 people
	Location Description	Citywide
	Planned Activities	Matrix Code - 21A General Program Administration
2	Project Name	Urban Ministries of Durham
	Target Area	Citywide
	Goals Supported	HO-2 Operation/Support
	Needs Addressed	Homeless Priority
	Funding	CDBG: \$80,000
	Description	Funding to provide food for community kitchen which serves Durham's homeless, hungry, and needy citizens.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	250 LMI persons
	Location Description	410 Liberty Street, Durham, NC 27701
	Planned Activities	Matrix Code - 05 Other Public Services National Objective - LMC Low/mod limited clientele benefit: activities that benefit a limited clientele, at least 51% of which are low/mod income. 570.208(a)(2)

3	Project Name	Durham Interfaith Hospitality Network
	Target Area	Citywide
	Goals Supported	HO-2 Operation/Support
	Needs Addressed	Homeless Priority
	Funding	CDBG: \$43,000
	Description	Funding will be used by DIHN to provide case management services.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	42 LMI persons
	Location Description	1216 N. Roxboro St., Durham, NC 27701
	Planned Activities	Matrix Code - 05 Other Public Services National Objective - LMC Low/mod limited clientele benefit: activities that benefit a limited clientele, at least 51% of which are low/mod income. 570.208(a)(2)
4	Project Name	Genesis Home, Inc.
	Target Area	Citywide
	Goals Supported	HO-2 Operation/Support
	Needs Addressed	Homeless Priority
	Funding	CDBG: \$15,000
	Description	Funding to support Circles of Support Program which assists households transitioning from homelessness to permanent housing.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	11 LMI households
	Location Description	Citywide
	Planned Activities	Matrix Code - 05 Other Public Services National Objective - LMC Low/mod limited clientele benefit: activities that benefit a limited clientele, at least 51% of which are low/mod income. 570.208(a)(2)

5	Project Name	Code Enforcement
	Target Area	SOUTHSIDE Citywide
	Goals Supported	CD-6 Code Enforcement
	Needs Addressed	Community Development Priority
	Funding	CDBG: \$140,000
	Description	Funding to support code enforcement in low- and moderate-income neighborhoods.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Citywide 243,625 people
	Location Description	Citywide LM CTs and BGs
	Planned Activities	Matrix Code - 15 Code Enforcement National Objective - LMA Low/mod area benefit: the service area identified for activities is primarily low/mod income. 570.208(a)(1)
6	Project Name	Site Prep
	Target Area	SOUTHSIDE
	Goals Supported	CD-2 Infrastructure
	Needs Addressed	Community Development Priority
	Funding	CDBG: \$513,191
	Description	Site preparation and/or infrastructure improvements to support future housing development.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	11 LMI households
	Location Description	Southside Redevelopment Area

	Planned Activities	Matrix Code - 03 Other Public Facilities/Improvements National Objective - LMC Low/mod limited clientele benefit: activities that benefit a limited clientele, at least 51% of which are low/mod income. 570.208(a)(2)
7	Project Name	Homebuyer Assistance
	Target Area	Citywide
	Goals Supported	HS-5 Home Ownership
	Needs Addressed	Housing Priority
	Funding	CDBG: \$210,911
	Description	Funding for home buyer financial assistance.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	5 LMI households
	Location Description	Citywide
	Planned Activities	Matrix Code - 13 Direct Homeownership Assistance National Objective - LMH Low/mod housing benefit: activities that are carried out for the purpose of providing or improving permanent residential structures that will be occupied by low/mod income households. 570.208(a)(3)
8	Project Name	Urgent Repair
	Target Area	Citywide
	Goals Supported	HS-1 Housing Rehabilitation
	Needs Addressed	Housing Priority
	Funding	CDBG: \$74,000
	Description	Funding to assist elderly or disabled homeowners with the correction of conditions which pose an imminent threat to health or safety.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	10 LMI households
	Location Description	Citywide

	Planned Activities	<p>Matrix Code - 14A Rehab: Single-Unit Residential</p> <p>National Objective - LMH Low/mod housing benefit: activities that are carried out for the purpose of providing or improving permanent residential structures that will be occupied by low/mod income households. 570.208(a)(3)</p>
9	Project Name	Section 108 Loan Payment
	Target Area	SOUTHSIDE
	Goals Supported	HS-3 Housing Construction
	Needs Addressed	Housing Priority
	Funding	CDBG: \$705,000
	Description	Funding for Section 108 loan interest payment and continued infrastructure improvements.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	BG 12.011, BG 12.021, and BG 13.012
	Location Description	Southside Redevelopment Area
	Planned Activities	<p>Matrix Code - 19F Planned Repayments of Section 108 Loans</p> <p>National Objective - National Objective - Low/mod housing benefit: activities that are carried out for the purpose of providing or improving permanent residential structures that will be occupied by low/mod income households. 570.208(a)(3)</p>
10	Project Name	Durham County Land Trustees
	Target Area	Citywide
	Goals Supported	HS-3 Housing Construction
	Needs Addressed	Housing Priority
	Funding	HOME: \$117,000
	Description	Cost write-downs for the construction of one rental unit; CHDO project.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	1 LMI household
	Location Description	Southwest Central Durham
	Planned Activities	Matrix Code - 13 Direct Homeownership Assistance National Objective - LMH Low/mod housing benefit: activities that are carried out for the purpose of providing or improving permanent residential structures that will be occupied by low/mod income households. 570.208(a)(3)
11	Project Name	Housing Rehabilitation
	Target Area	Citywide
	Goals Supported	HS-1 Housing Rehabilitation
	Needs Addressed	Housing Priority
	Funding	HOME: \$44,250
	Description	Funding to assist homeowners with the correction of conditions which pose an imminent threat to health or safety.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	1 LMI household
	Location Description	Citywide
	Planned Activities	Matrix Code: 14A Rehab: Single-Unit Residential National Objective: LMH Low/mod housing benefit: activities that are carried out for the purpose of providing or improving permanent residential structures that will be occupied by low/mod income households. 570.208(a)(3)
12	Project Name	Construction/Permanent Financing
	Target Area	SOUTHSIDE
	Goals Supported	HS-3 Housing Construction
	Needs Addressed	Housing Priority

	Funding	HOME: \$1,012,623
	Description	Partial funding of construction/permanent loan for the second phase of mixed-income rental development in Southside.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	58 LMI households
	Location Description	Southside Redevelopment Area
	Planned Activities	Matrix Code - 12 Construction of Housing National Objective - LMH Low/mod housing benefit: activities that are carried out for the purpose of providing or improving permanent residential structures that will be occupied by low/mod income households. 570.208(a)(3)
13	Project Name	Home Administration
	Target Area	SOUTHSIDE Citywide
	Goals Supported	AM-1 Overall Coordination
	Needs Addressed	Administration, Planning, and Management Priority
	Funding	HOME: \$76,504
	Description	Partial funding of staff salaries. Up to 10% of HOME entitlement amount and projected program income may be used for administration.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Citywide 243,625 persons
	Location Description	Citywide
	Planned Activities	Matrix Code: 21A General Program Administration
14	Project Name	HESG-15 Emergency Solution Grant Admin-Activity
	Target Area	SOUTHSIDE Citywide
	Goals Supported	HO-3 Prevention and Housing

	Needs Addressed	Homeless Priority
	Funding	ESG: \$160,046
	Description	Housing for New Hope Rapid Re-Housing, \$109,554. Genesis Home, Inc. Shelter (operations), \$17,000. Durham Interfaith Hospitality Network Shelter (Operations), \$21,488. ESG Administration, \$12,004.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	143 homeless households
	Location Description	Citywide
	Planned Activities	
15	Project Name	HOPWA
	Target Area	Citywide
	Goals Supported	SN-2 Social Services
	Needs Addressed	Other Special Needs Priority
	Funding	HOPWA: \$282,206
	Description	Providing housing assistance dedicated to the housing needs of people living with HIV/AIDS.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	25 special needs people
	Location Description	Citywide
	Planned Activities	

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The majority of neighborhood revitalization activities will be focused in the Southside neighborhood; other housing and community development activities will take place in Southwest Central Durham and Citywide based on activities benefitting LMI qualifying beneficiaries or CTs BGs.

Geographic Distribution

Target Area	Percentage of Funds
Southside	31%
Citywide	69%

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Durham allocates its CDBG, HOME, ESG, and HOPWA funds based on which activities will principally benefit low and moderate income persons.

The Public Facilities Improvements activities are either located in a low and moderate income census area or have a low and moderate income service area benefit or clientele.

The Housing Rehabilitation Improvements activities have an income eligibility criterion; therefore the income requirement restricts funds only to low and moderate income households throughout the City.

The Public Services activities are for social service organizations with low income clients.

Southside was identified as a priority area for neighborhood revitalization efforts. The shared vision of the City and its partners was to create a central city housing market to attract residents of all income levels. A mixed-use, mixed-income community was envisioned that would incorporate a variety of housing types with price points that are appropriate for workforce and market rate housing for rental and homeownership. The area was in a serious state of decline and disinvestment. A Neighborhood Revitalization Strategy Area (NRSA) Plan was created for the Southside Neighborhood during the PY 14-15 Plan Year. Revitalization efforts in the Southside will continue into the program years 2015-2019 Consolidated Plan.

Discussion

Under the FY 2015 Community Development Program, the City of Durham will be receiving \$1,807,500 in CDBG funds and will receive \$418,878 in program income. The City will budget \$445,276 for CDBG general administration. The balance of CDBG funds (\$1,781,102) will be allocated to activities which

principally benefit low and moderate income persons (80%). There will not be any FY 2015 CDBG funds allocated for the removal of slums and blight.

AP-55 Affordable Housing – 91.220(g)

Introduction

Eliminating many of the physical signs of poverty is a key element in improving the quality of life for Durham residents along with improving the quality and availability of affordable housing. The City's affordable housing, public housing, and community revitalization initiatives work toward reducing the signs of poverty in many neighborhoods. Significant resources are focused on the creation of affordable housing utilizing the federal CDBG and HOME programs, working with the community, enlisting the support of partners, and coordinating the efforts of local nonprofit and for-profit providers. Efforts will focus on increasing housing choice and options, insuring that fair housing remain a primary focus, eliminating overcrowding, increasing homeownership, decreasing sub-standard and inadequate housing, as well as increasing the opportunities for investment of additional public and private resources in the community. Improved quality and availability of affordable housing is the foundation for achieving self-sufficiency and increasing homeownership opportunities.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	2

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	2

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

The City will use a number of funding sources to support housing and neighborhood revitalization activities in the Southside project area and the preservation or creation of affordable housing throughout the City. The following programs will be utilized:

Home Investment Partnership Act Program
Community Development Block Grant
Emergency Solutions Grant
Section 108 Loan
Community Development Program Income

HOME Program Income
Housing Bond Program Income
Neighborhood Stabilization Program
Low Income Housing Tax Credits (LIHTC)
North Carolina Housing Finance Agency (NCHFA)
City of Durham Dedicated Housing Funds
Neighborhood Revitalization Strategy Area (NRSA)

AP-60 Public Housing – 91.220(h)

Introduction

The Durham Housing Authority (DHA) continues to be a leader in affordable housing in Durham County by: serving as a housing safety net, promoting individual self-sufficiency, leveraging core housing competency to support DHA's mission, managing real estate, and facilitating and participating in mixed income housing development.

The DHA is an active partner in the City in the redevelopment of Northeast Central Durham and other neighborhoods. DHA works in conjunction with the City's Consolidated Plan and Comprehensive plan to address the City's affordable housing needs.

Actions planned during the next year to address the needs to public housing

The Durham Housing Authority plans to allocate the following FY 2015 funds (Total \$2,160,303) for its public housing units:

Operations \$432,060

Management Improvements \$237,000

Administration \$216,030

Fees and Costs \$271,085

Site Improvement \$111,800

Dwelling Structures \$174,734

Dwelling Equipment \$131,266

Relocation Costs \$368,200

Development Activities \$218,128

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The DHA has developed a plan of action and has secured grants and partnerships to accomplish self-sufficiency goals, as follows:

Through the Family and Academic Mentoring Empowerment (FAME) grant, administered by the NC Department of Public Safety Division of Juvenile Justice, DHA has developed partnerships, programs and courses for adults and youth in the areas of database management, GED classes, and job readiness and placement services. These partnerships, programs, and services include: Durham Technical Community College (Computer and continuing educations classes); NC Elite Career Service Center (Job training courses); and JobLink Career Center – Oxford Manor Satellite Site (Job readiness and placement services).

The Resident Opportunities for Self-Sufficiency (ROSS) Service Coordinator and Family Self-

Sufficiency grants coordinate and enhance services, and develop new programs to assist residents in making the transition from welfare to work. The programs provide coordination of services, recruitment and case management assistance needed by public housing residents in finding and maintaining employment to achieve self-sufficiency.

DHA partners with job training agencies, institutions of higher learning, financial management and employers that provide resident opportunities for self-sufficiency include: Staffmark, II IC. (Job placement); North Carolina Cooperative Extension Service (Financial education classes); Branch Banking and Trust Company (BB&T) (Homeownership preparation services); Dress for Success, Inc. (Job readiness and retention services); Durham County Health Department (Health and medical services); Durham Alliance for Childcare (Childcare resources); Shaw University Center for Alternative Programs of Education (Post education and job training services); Durham Job Link Career Center (Job readiness and placement services); Meals on Wheels (Nutrition); Durham Literacy Center (GED and Literacy); and Alcohol Drug Council of North Carolina (Substance Abuse Treatment).

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable.

Discussion

The City of Durham has identified that there is a need for decent, safe, and sanitary housing to address the households affected by housing problems, severe housing problems, and housing cost burdens. The largest income group affected by housing problems is the extremely low-income household group. The Durham Housing Authority is an important part of the City of Durham's housing strategy. DHA is the primary assisted housing provider of housing for extremely low-income, very low-income, and low-income residents of Durham.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City of Durham's Community Development Department continues as the Lead Agency for the Continuum of Care (CoC), a responsibility it accepted in 2011. The CoC's primary decision making group is the Homeless Services Advisory Committee (HSAC). An Interlocal Agreement between the City of Durham and Durham County was signed in 2012 that delineates the responsibilities and decision making authority of the HSAC, the City's responsibilities as the CoC Lead Agency, and the County's responsibilities for providing services to homeless people and those with special needs. The CoC completed the HUD-sponsored CoC Check-Up process in 2012; the Action Plan developed through this process outlined strategies needed to align Durham Opening Doors to Prevent and End Homelessness with the Federal Strategic Plan to End and Prevent Homelessness and to implement the HEARTH Act. The CoC continues to prioritize permanent supportive housing for chronically homeless people. Coordinated intake and assessment (CA) processes for homeless families has been incorporated into the crisis intervention services available through the Department of Social Services. CA for single adults is managed through Urban Ministries of Durham, which operates the community's primary publicly funded emergency shelter for single adults.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City uses the following process "to consult with homeless or formerly homeless individuals in considering and making policies and decisions, regarding any facilities, services, or other assistance that receive funding under ESG":

- Consulting with the HSAC, the CoC's primary decision-making body, which has two formerly homeless individuals as members. The Durham City Council and Durham Board of County Commissioners require that at least two appointees on the HSAC be individuals who are homeless or formerly homeless.
- Requiring that sub-grantees provide for the participation of not less than one homeless or formerly homeless individual on the sub-grantee's board of directors or, if the agency is unable to meet that requirement, develop and implement a plan to consult with homeless or formerly homeless individuals in making decisions regarding proposals to use ESG funds.

Outreach efforts outside the shelter setting are also a part of the CoC's work. Local congregations and nonprofits network to identify persons in need or at risk. The United Way 2-1-1 Network promotes housing and support services. The annual Project Homeless Connect event brings together dozens of housing and service providers, as well as attracting homeless persons and those who are at risk of homelessness. Alliance Behavioral Healthcare markets housing and supportive services resources to its clients, including its comprehensive online 'Network of Care'. Housing for New Hope's Assertive Engagement Team and Open Table Ministry (OTM) conduct special outreach to persons who are

unsheltered. OTM serves many unsheltered people in a community where many unsheltered camp. The AET engages unsheltered people throughout the CoC. Both projects are in regular communication with each other and with local law enforcement to ensure unsheltered people receive outreach. The Durham Police Department's Crisis Intervention Team is a key partner. Urban Ministries of Durham provides daily outreach via its soup kitchen and food pantry/clothing closet and began a coordinated assessment for single adults in 2014.

Alliance Behavioral Healthcare provides Crisis Intervention Training to many local police officers, facilitating outreach linkages between homeless service providers and law enforcement. Urban Ministries of Durham has bilingual staff and volunteers to serve persons with limited English proficiency and engages with homeless people and those at risk of homelessness at its soup kitchen and food pantry. Most organizations have bilingual printed resources. Open Table Ministry offers meals to the unsheltered twice a week to provide an opportunity for outreach with them. The local chapter of NAMI distributes mental health literature and resources to service providers. A 'Community Life Court' in the local District Court has begun to work to connect violators of local roadside solicitation ordinances with providers of housing and services in lieu of fines and jail sentences. Lincoln Community Health Center and Duke University Health Systems make referrals to homeless service providers when appropriate housing is difficult to identify.

Addressing the emergency shelter and transitional housing needs of homeless persons

The CoC has two goals related to reducing the number of homeless individuals and families:

1. To reduce the percentage of people who are unsheltered at the annual Point in Time Count to zero percent over the next 10 to 15 years
2. To reduce the total number of homeless people using emergency shelter and transitional housing as reported on the AHAR from 1,655, as reported on the 2011 AHAR, by 5% annually until the number is below 1,000 persons.

The State of North Carolina will continue to fund existing transitional housing programs but will not fund any new transitional housing programs. The State is also encouraging housing providers to create plans to shift away from the transitional housing model. In response, the CoC plans to use 60% of ESG funding for rapid rehousing activities work and the City of Durham has committed \$200,000 annually of local general revenue funds over the next four (4) years for rapid re-housing. Housing for New Hope has been successful in generating private investment for its rapid rehousing work. The CoC is prioritizing chronically homeless people, and especially chronically homeless unsheltered people, for permanent supportive housing openings. The CoC has begun coordinated intake and assessment (CA) for families and expect to have CA for all homeless people by the beginning of 2015. Using HMIS, the CoC expects to improve tracking of returns to homelessness and the number of exits to permanent housing by the beginning of 2015.

The CoC has shifted significant investments of ESG funding to rapid rehousing activities. The City of Durham has agreed to invest \$200,000 of local government funds in rapid rehousing activities in each of the next four (4) years, starting in 2014. Housing for New Hope has obtained significant private investment in its rapid rehousing program, as well. Urban Ministries of Durham has hired additional staff, a Licensed Clinical Social Worker, and created a program that utilizes services of social work interns to provide case management to people coming through its emergency shelter; including assisting with housing searches. Genesis Home is working to reduce the average length of time families in its transitional housing program. Alliance Behavioral Healthcare has an “Independent Living Initiative” providing short term rent assistance to enrolled mental health clients to prevent and/or end homelessness. Together, these initiatives should reduce the length of time people remain homeless.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The CoC will continue to improve helping homeless persons make the transition to permanent housing and independent living by:

- CoC projects will continue to use ‘ready to rent’ best practices to foster financial literacy.
- CoC projects have strong retention efforts including case mgmt., tenant associations, landlord outreach, budgeting, and tenant education efforts. Tenant associations meet monthly to strengthen relationships and promote housing stability.
- CoC projects will continue to connect consumers to MH and addiction treatment services and ensure appropriate service delivery.
- CoC projects will promote assertive engagement with participants. Alliance Behavioral HealthCare and Housing for New Hope will continue to partner to ensure that crisis intervention services are available at Williams Square and Andover Apartments.
- Housing providers will continue to partner with Habitat for Humanity to promote successful moves from PSH into homeownership. 6 households have moved from PSH into their own homes through this partnership in recent years.

CoC projects will continue to work with consumers to apply for housing through the Durham Housing Authority so households can transition from PSH to other subsidized housing.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving

assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Health Care: The Joint Commission on Accreditation of Health Care Organizations (JCAHO) has required hospitals to practice discharge planning since 2003. The CoC works in partnership with the Duke University Health Systems (DUHS) to ensure that persons are not discharged into homelessness. DUHS has not executed a MOA with the CoC. DUHS social workers and discharge planners do work with CoC members to identify appropriate respite and housing for discharged patients. Early in a hospitalization, staff must identify patients who are likely to suffer adverse health consequences upon discharge, if there is not adequate discharge planning. DUHS sometimes provides hotel rooms for patients who would otherwise be discharged into homelessness. Just a Clean House provides some short-term housing to homeless people and those at risk of homelessness being discharged from local health care institutions. Efforts to identify funding for a pilot project to provide respite and sub-acute care in a community setting are underway.

Mental Health: State hospitals have signed agreements that patients will not be discharged to homeless shelters. There is an MOA between the CoC and the State Hospital concerning this plan. Hospital discharge planners, Alliance Behavioral Healthcare's (ABH) Hospital Liaison and the ABH Housing Specialist work with the person being discharged and local resources to identify safe, adequate and permanent housing. The CoC promotes the use of NCHousingSearch.com, an online listing service and a housing search service that makes housing more accessible for persons with disabilities. The State created a TBRA program for persons with serious and persistent mental illness.

Corrections: There is no State mandated policy in place for Corrections. Prisons across NC are not allowed to sign MOAs with local CoC's; instead, all MOAs must be coordinated with the Department of Public Safety itself. Once persons have completed their sentence, the State has no authority over them and cannot follow-up on discharge plans or provide support, including housing support. The CoC has been able to sign an MOA with the Durham County Sheriff's Department regarding the discharge of detainees held at the County Detention Center. Prison staff uses NCHousingSearch.org, a listing/housing search service that makes housing more accessible for persons with criminal histories to plan discharges. Persons exiting prisons are often discharged to halfway houses and recovery programs or may be referred to Targeted Units that provide affordable housing for people with disabilities. Locally, the CoC's public mental health agency, Alliance Behavioral Healthcare, works to improve access to mental health and substance abuse service for people held at the jail. The VA's Justice Outreach Specialist provides outreach to jailed veterans

Youth: The Durham County Department of Social Services (DSS) leads the CoC's efforts to provide a continuum of care to its youth by implementing a variety of programs, case management, and community partnerships under the NC LINKS initiative. The Division of Social Services is responsible for discharge planning in the foster care system at the state level. The NC Division of Social Services offers NC LINKS. LINKS provides services and resources to foster care youth and youth with a Contractual Agreement for Residential Services (CARS). DSS discusses what living arrangements might be without a

CARS and what the back-up plan will be. LINKS networks youth with family, friends, mentors, employers, etc. LINKS' goals are youth shall have adequate economic resources; a safe home; connectedness to others; access to health care; shall attain vocational and educational goals; shall avoid risky behavior; and shall postpone parenthood until prepared. The CoC also has signed the attached MOA with DSS concerning foster care discharges.

Discussion

The following homeless and other special needs projects will be funded during FY 2015:

CD-15-2 Urban Ministries of Durham - Meals for Community Shelter

CD-15-3 Durham Interfaith Hospitality Network - Case Management

CD-15-4 Genesis Home, Inc. - Circles of Support

ES-15-14 ESG Activities

HP-15-15 HOPWA Activities

AP-75 Barriers to Affordable Housing – 91.220(j)

Introduction:

The City will monitor and review public policies for discriminatory practices and/or impacts on housing availability. The City of Durham completed an Analysis of Impediments to Fair Housing Choice concurrent with the preparation of the Consolidated Plan. The City is committed to removing or reducing barriers to the development of affordable housing whenever possible. The following goals were identified in the Analysis of Impediments to Fair Housing Choice to reduce the cost of housing to make it affordable:

Impediment #1 Goal: Promote and encourage the development of affordable rental housing units especially for households whose incomes are less than 50% of the median income.

Impediment #2 Goal: Promote and encourage the development of for-sale single family houses for low-income households.

Impediment #3 Goal: Promote the de-concentration of minorities outside the central and eastern sections of the City to reduce minority concentration.

Impediment #4 Goal: Improve the public's knowledge and awareness of the Fair Housing Act, and related laws, regulations, and requirements.

Impediment #5 Goal: Increase the use of the Fair Housing Logo and disclaimer clause on all housing publications available in the City.

Impediment #6 Goal: Increase the number of accessible housing units that are decent, safe, sound, sanitary, and affordable to lower income households throughout the City.

Impediment #7 Goal: Revise the City-County Unified Development Ordinance and "Subsidized Housing Location Policy" to promote the development of various types of affordable housing throughout the City.

Impediment #8 Goal: Approval rates for all originated home mortgage loans should be fair, unbiased, and impartial throughout the City, regardless of race and location.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

From the City's AI specific to public policies, Impediment #7 identified restrictive language in the City-

County Unified Development Ordinance.

Impediment 7: PUBLIC POLICIES AND REGULATIONS – The City-County Unified Development Ordinance (UDO) appears to be restrictive in regard to the development of multi-family housing, group living, supportive care housing, and does not contain references to the Federal Fair Housing Act, Section 504, Americans with Disabilities Act, etc. Additionally, the City’s “Subsidized Housing Location Policy” needs to be revised.

Goal: Revise the City-County Unified Development Ordinance and “Subsidized Housing Location Policy” to promote the development of various types of affordable housing throughout the City.

The strategies to meet this goal include:

- 7-A: Review and revise the definition of "Family" in the UDO to permit six (6) or less disabled persons to live together as a single family unit. Consider revising the list of uses permitted by “right” in residential districts by removing “L-Permitted Subject to Limitations” and “M-Special Use Permit Required” for “Single-family detached homes,” “Family Care Homes,” “Group Homes,” and other forms of supportive housing.
- 7-B: Review the City-County Unified Development Ordinance to include a new subsection 1.2.4 “Affirmatively Further Fair Housing.”
- 7-C: Review and revise subsection 6.6 “Affordable Housing Density Bonus” provision to provide a better incentive to developers to construct new affordable housing in the City.
- 7-D: Review and revise the City’s “Subsidized Housing Location Policy” to promote and encourage the development of subsidized affordable housing outside areas with concentrations of subsidized housing and/or poverty.

Discussion:

The City of Durham will fund the following affordable housing projects with FY 2015 CDBG funds:

CD-15-5 Code Enforcement

CD-15-6 Site Prep/Infrastructure

CD-15-7 Homebuyer Assistance

CD-15-8 Urgent Repair

CD-15-9 Section 108 Loan Payment/ Infrastructure

HO-15-10 Durham County Land Trustees

HO-15-11 Housing Rehabilitation

HO-15-12 Construction/Permanent Financing

ES-15-14 ESG Activities

HP-15-15 HOPWA Activities

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Durham has developed the following actions to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based hazards, reduce the number of poverty-level families, develop institutional structures, and enhance coordination between public, private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

Despite the City's best efforts and efforts of service providers, there continue to be obstacles to meeting the underserved needs in the City of Durham. Some of these needs are addressing the housing shortage caused by continued population growth, a tight rental market and escalating housing costs exceeding household income growth, and the aging in place concerns for the growing elderly population. Under the FY 2015 CDBG Program the City will take the following actions:

- Continue to leverage its financial resources and apply for additional public and private funds
- Continue to provide financial assistance for housing rehabilitation
- Continue to provide funding for public service activities
- Continue to do provide public facility improvements
- Continue to provide funding for code enforcement activities

Actions planned to foster and maintain affordable housing

The City of Durham will fund the following affordable housing projects with FY 2015 CDBG, HOME, ESG, and HOPWA funds:

- CD-15-4 – Genesis Home, Inc. Circles of Support
- CD-15-5 – Code Enforcement
- CD-15-6 – Site Prep/Infrastructure
- CD-15-7 – Homebuyer Assistance
- CD-15-8 – Urgent Repair
- CD-15-9 – Durham County Land Trustees
- CD-15-10 – Housing Rehabilitation
- CD-15-11 – Construction/Permanent Financing
- CD-15-12 – ESG Activities
- CD-15-13 – HOPWA

The Durham Housing Authority will continue to fund the following activities to foster and maintain affordable housing in the City of Durham:

- Continue to provide Housing Choice Vouchers and public housing units
- Continue to rehabilitate and make improvements to public housing units

Actions planned to reduce lead-based paint hazards

The hazards associated with lead-based paint are a greater concern for low-income families who live in dilapidated housing and who often do not have the financial resources to make their homes lead-safe. To address this concern the City has developed the following strategy for reducing lead-based paint hazards. The objective is to increase the number of homes that are made lead-safe and reduce the number of child lead poisoning cases in the City of Durham through a program that addresses all types of environmental hazards in low income housing. The City will ensure compliance with environmental regulations by conducting the following activities:

- Insuring that the construction staff is knowledgeable about the requirements concerning lead based paint as it pertains to all federal housing programs
- Distributing information on lead-based paint hazards to all households that participate in the City's housing programs
- Conducting lead-based paint inspections and assessments as necessary
- Implementing environmental control or abatement measures (lead-based paint and asbestos) as required in all federally funded projects

The proposed accomplishments include the following: full compliance with all applicable lead-based paint regulations; control or abate, to the extent feasible, all lead-based paint hazards in all housing rehabilitated with federal funds; and reduction in the number of incidences of elevated blood lead levels in children.

Actions planned to reduce the number of poverty-level families

Based on 2007-2011 ACS data, approximately 13.1% of the City of Durham's residents live in poverty, which is greater than the State of North Carolina where 11.8% of residents live in poverty. Female-headed households with children are particularly affected by poverty at 24.3%, and 27.3% of all youth under the age of 18 were living in poverty. The City's goal is to reduce the extent of poverty; during this program year the City will fund:

- CD-15-2 – Urban Ministries of Durham
- CD-15-3 – Durham Interfaith Hospitality Network
- CD-15-4 – Genesis Home, Inc. Circles of Support
- CD-15-6 – Site Prep/Infrastructure
- CD-15-7 – Homebuyer Assistance

- CD-15-8 – Urgent Repair
- CD-15-9 – Durham County Land Trustees
- CD-15-10 – Housing Rehabilitation
- CD-15-12 – ESG Activities
- CD-15-13 – HOPWA

Actions planned to develop institutional structure

The City of Durham has an effective working relationship with many community partners in the implementation of its housing and community development programs. The City's neighborhood revitalization strategies require the leveraging of resources from all areas of the community. This process of community involvement helps to strengthen the existing partnerships with housing, community development, and social service providers. These partnerships are important for several reasons, including the ability to gain new insight into problem solving, to build upon successful efforts and to leverage limited resources. By continuing to strengthen the network of residents, faith-based organizations, service providers, lenders, for-profit and non-profit developers, state and federal agencies the City of Durham will achieve the goals included in the Consolidated Plan.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Durham is committed to continuing its participation and coordination with social service agencies, housing agencies, community and economic development agencies, county, federal, and state agencies, as well as with the private and non-profit sectors, to serve the needs of target income individuals and families in the City of Durham. The City solicits funding requests for CDBG, HOME, and ESG funds annually. The City is a new HOPWA entitlement community starting in FY 2015. The City Community Development Department provides help and technical assistance as needed to assist these public agencies that receive funding.

During this program year, the City funded Project CD-15-1: Program Administration in the amount of \$445,276 to accomplish this.

Discussion:

The accomplishments of these projects/activities will be reported in the FY 2015 Consolidated Annual Performance and Evaluation Report.

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

The City of Durham will receive an annual allocation of CDBG funds in the amount of \$1,807,500, HOME funds in the amount of \$776,323, ESG funds in the amount of \$160,046, and HOPWA funds in the amount of \$282,206 for FY 2015. Since the City receives these entitlement allocations, the questions below have been completed as applicable.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

- | | |
|--|----------------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | 418,878 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan | 0 |
| 5. The amount of income from float-funded activities | 0 |
| Total Program Income: | 418,878 |

Other CDBG Requirements

- | | |
|---|--------|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 80.00% |

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City of Durham does not intend to use any other forms of investment other than those described in 24 CFR 92.205(b). Not applicable.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

See attached, "Recapture Guidelines for Home Ownership."

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

See attached, "Recapture Guidelines for Home Ownership."

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City of Durham does not intend to refinance any existing debt for multifamily housing that will be rehabilitated with HOME funds. Not applicable.

Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

The City will follow the HPRP Guidelines.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The CoC does not have an established centralized or coordinated assessment system; the development of a coordinated intake and standardized assessment process is currently underway.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The CoC follows the HPRP guidelines.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The CoC Committee membership is composed of two homeless or formerly homeless members (one from the City and one from the County).

5. Describe performance standards for evaluating ESG.

Performance Standards were established by the CoC and are examined each year as part of the CAPER.

Discussion:

Under the FY 2015 Community Development Program, the City of Durham will be receiving \$1,807,500 in CDBG funds and will receive \$418,878 in program income. The City will budget \$445,276 for CDBG general administration. The balance of CDBG funds (\$1,781,102) will be allocated to activities which principally benefit low and moderate income persons (80%). There will not be any FY 2015 CDBG funds allocated for the removal of slums and blight.

Appendix

SF-424's and Certifications

Citizen Participation Comments



SF 424

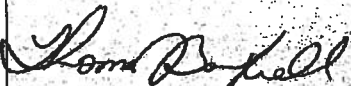
The SF 424 is part of the CPMP Annual Action Plan. SF 424 form fields are included in this document. Grantee information is linked from the 1CPMP.xls document of the CPMP tool.

SF 424

Complete the fillable fields (blue cells) in the table below. The other items are pre-filled with values from the Grantee Information Worksheet.

Date Submitted: May 8, 2015	Applicant Identifier	Type of Submission	
Date Received by state	State Identifier	Application	Pre-application
Date Received by HUD	Federal Identifier	<input checked="" type="checkbox"/> Construction	<input type="checkbox"/> Construction
		<input type="checkbox"/> Non Construction	<input type="checkbox"/> Non Construction
Applicant Information			
City of Durham		City of Durham	
101 City Hall Plaza		DUNS Number: 011049132	
		Organizational Unit:	
Durham	North Carolina	Department: Community Development	
27701	Country U.S.A.	Division:	
Employer Identification Number (EIN):		County: Durham	
56-6000225		Program Year Start Date (07/01/2015)	
Applicant Type:		Specify Other Type If necessary:	
Local Government: City		Specify Other Type	
Program Funding		U.S. Department of Housing and Urban Development	
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding			
Community Development Block Grant		14.218 Entitlement Grant	
CDBG Project Titles: FY 2015 Community Development Block Grant Program		Description of Areas Affected by CDBG Project(s)	
\$1,807,500 (CDBG Allocation)		City of Durham	
		\$Additional HUD Grant(s) Leveraged Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$418,878 (CDBG Program Income)		Other (Describe)	
Total Funds Leveraged for CDBG-based Project(s) \$2,226,378			
Home Investment Partnerships Program		14.239 HOME	
HOME Project Titles: FY 2015 HOME Program		Description of Areas Affected by HOME Project(s)	
\$776,323 (HOME Allocation)		City of Durham	
		\$Additional HUD Grant(s) Leveraged Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	

\$474,054 (HOME Program Income)		Other (Describe)	
Total Funds Leveraged for HOME-based Project(s) \$1,250,377			
Housing Opportunities for People with AIDS		14.241 HOPWA	
HOPWA Project Titles FY 2015 HOPWA Program		Description of Areas Affected by HOPWA Project(s) City of Durham	
\$282,206	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for HOPWA-based Project(s) \$282,206			
Emergency Solutions Grants Program		14.231 ESG	
ESG Project Titles FY 2015 ESG Program		Description of Areas Affected by ESG Project(s) City of Durham	
\$160,046	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for ESG-based Project(s) \$160,046			
Congressional Districts of:		Is application subject to review by state Executive Order 12372 Process?	
Applicant Districts 4th	Project Districts 4th		
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		<input type="checkbox"/> Yes	This application was made available to the state EO 12372 process for review on DATE
<input checked="" type="checkbox"/> No		<input checked="" type="checkbox"/> No	Program is not covered by EO 12372
<input type="checkbox"/> Yes		<input type="checkbox"/> N/A	Program has not been selected by the state for review

Person to be contacted regarding this application		
Wilmur		Conyers
Federal Programs Coordinator	Phone: (919) 560-4570 ext. 22277	Fax: (919) 560-4090
wilmur.conyers@durhamnc.gov	http://www.durhamnc.gov	
Signature of Authorized Representative		Date Signed
 Thomas J. Bonfield, City Manager		May 8, 2015

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

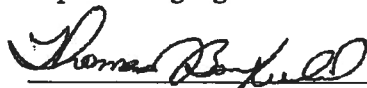
Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.



Signature/Authorized Official

May 8, 2015

Date

City Manager
Title

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);

2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2015-2019 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

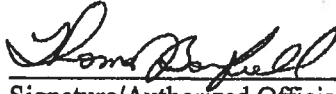
jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws – The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws – It will comply with applicable laws.



Signature/Authorized Official

May 8, 2015
Date

City Manager

Title

**OPTIONAL CERTIFICATION
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

N/A
Signature/Authorized Official

Date

Title

Specific HOME Certifications

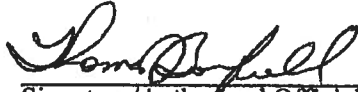
The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;



Signature/Authorized Official

May 8, 2015

Date

City Manager

Title

ESG Certifications

The Emergency Solutions Grants Program Recipient certifies that:

Major rehabilitation/conversion – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the jurisdiction will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the jurisdiction serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The jurisdiction will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for such individuals.

Matching Funds – The jurisdiction will obtain matching amounts required under 24 CFR 576.201.

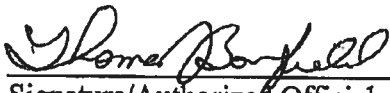
Confidentiality – The jurisdiction has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the jurisdiction will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the jurisdiction undertakes with assistance under ESG are consistent with the jurisdiction's consolidated plan.

Discharge Policy – The jurisdiction will establish and implement, to the maximum extent practicable and where appropriate policies and protocols for the discharge of persons from

publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.



Signature/Authorized Official

May 8, 2015

Date

City Manager

Title

HOPWA Certifications

The HOPWA grantee certifies that:

Activities — Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building — Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.



Signature/Authorized Official

May 8, 2015
Date

City Manager

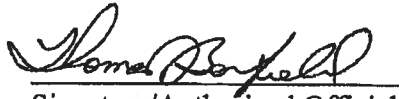
Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.



Signature/Authorized Official

May 8, 2015

Date

City Manager

Title



Durham Five-Year Consolidated Plan “Needs” Public Hearing

October 6, 2014 - 7:00 PM
Durham City Council Chambers-City Hall
101 City Hall Plaza



A public hearing will be held by the Durham City Council to receive citizen comments on needs in Durham neighborhoods. It is envisioned that these needs will be met through the use of federal Community Development Block Grant (CDBG) funds, HOME Investment Partnership Program (HOME) Consortium funds, and Emergency Solutions Grant (ESG) funds as contained in the upcoming Five-Year (2015-2020) Consolidated Plan. For fiscal year 2015-2016, the City of Durham anticipates receiving approximately \$1,795,508 in CDBG funds and approximately \$831,909 in HOME Consortium funds and \$147,357 in Emergency Solutions Grant funds from the U.S. Department of Housing and Urban Development.

For additional information contact Wilmur Conyers, Federal Programs Coordinator, Department of Community Development at (919) 560-4570, ext. 22277; Wilmur.Conyers@durhamnc.gov.

Notice Under the Americans With Disabilities Act

A person with a disability may receive an auxiliary aid or service to effectively participate in city government activities by contacting the ADA Coordinator, voice 919-560-4197, fax 560-4196, TTY 919-560-1200, or ADA@durhamnc.gov, as soon as possible but no later than 48 hours before the event or deadline date.

Durham Five-Year Consolidated Plan Necesita Audiencia Pública



Octubre 6, 2014 - 7:00 PM
City Council Chambers-City Hall
101 City Hall Plaza, Durham, NC



Una audiencia pública se llevará a cabo por el Ayuntamiento de Durham para recibir comentarios de los ciudadanos sobre las necesidades en los barrios de Durham. Se prevé que estas necesidades serán satisfechas a través del uso de Block Grant (CDBG) Desarrollo Comunitario federal, Programa HOME Investment Partnership (HOME) fondos del consorcio y de Emergencia Soluciones Grant (ESG) que figuran en la próxima Quinquenal (2015-2020) Plan Consolidado. Para el año fiscal 2015-2016, la ciudad de Durham anticipa recibir aproximadamente \$ 1,795,508 en fondos CDBG y aproximadamente \$831,909 en fondos de HOME, y \$147,357 dólares en Emergencia Soluciones Grant (ESG) subvención del Departamento de Vivienda y Desarrollo Urbano de Estados Unidos.

Para obtener información adicional póngase en contacto con Wilmur Conyers, Coordinador de Programas Federales del Departamento de Desarrollo Comunitario al **(919) 560-4570, ext. 22277** o en **Wilmur.Conyers@durhamnc.gov**.

Noticia del Acto para los Americanos con Discapacidades

Una persona con una discapacidad puede recibir una ayuda o servicio auxiliar para participar eficazmente en las actividades del gobierno de la ciudad poniéndose en contacto con el coordinador de **ADA**

al 919-560-4197 o por **fax al 919-560-4196, TTY 919-560-1200, o ADA@durhamnc.gov**, tan pronto como sea posible pero no más tarde de 48 horas antes de la fecha del evento o fecha límite.

87748-ms

October 6, 2014

SUBJECT: FY 2015-2020 CONSOLIDATED PLAN “NEEDS” PUBLIC HEARING

To conduct a public hearing to receive comments on the FY 2015-2010 Consolidated Plan “Needs” related to community development needs.

Assistant Community Development Director Larry Jarvis introduced the item and deferred to Ms. Wilma Conyers for presentation.

Wilma Conyers, Federal Programs Coordinator, stated the purpose of this public hearing was to receive citizen comments on how Community Development Block Grant (CDBG), Home Investment Partnership (HOME), and Emergency Solutions Grant (ESG) funds could be used over the next five years to address housing and community development needs in Durham. As a recipient of CDBG, HOME, and ESG funds, the City was required to hold at least two public meetings prior to the submission of the Five-Year Consolidated Plan/ Annual Action Plan. We anticipated the second public hearing would be held approximately late April. The Consolidated Plan/Annual Action Plan must be submitted to the Department of Housing and Urban Development (HUD) by May 15. Notice of this meeting was advertised in the *Herald Sun*, the *Carolina Times*, *Que Pasa* newspapers, and also via a general list serve. Ms. Conyers stated that HUD had not yet announced the FY 2015-2016 entitlement allocations. However, for planning purposes the City would use its current fiscal year entitlement allocations. For FY 2015-2016, the City expected to receive \$1,795,508 in CDBG, \$831,909 in HOME, and \$147,357 in ESG funds and stated that a summary of comments from the public hearing and written comments received from citizens during the development of the Consolidated Action Plan would be included in the Consolidated Plan.

Mayor Bell stated there were speakers to the item.

Deryl Gantt, representing Wells Fargo Home Mortgage and the Durham Regional Financial Center, addressed the topic of affordable home ownership and wealth building opportunities for low to moderate, minority households; emphasized educational options at the Regional Finance Center; and encouraged Council’s support of the item.

Devin Brown, Director of Business Development of Durham Regional Financial Center, spoke to raising awareness and emphasized the need for financial education in the community; and elaborated on the impact of financial stresses on lifestyles.

Councilmember Brown requested that facts and figures from Mr. Brown’s comments be left at the Clerk’s station.

Raul Herrera, representing BB&T and the Durham Regional Financial Center; spoke to the impact of the growing Hispanic community on the banking sector and vice versa; confirmed that Hispanics lacked access to the conventional home mortgage market and were often targeted by predatory mortgages; and stated bilingual programs were available through the Center.

October 6, 2014

Dick Hails, representing the Coalition for Affordable Housing and Transit, asked supporters to stand; encouraged future affordable housing development be placed in areas with planned transit stations and hubs; and made the following statement:

Good Evening, Mr. Mayor and Members of Council. My name is Dick Hails and I am speaking as a representative of the Coalition for Affordable Housing and Transit. The Coalition is a group of community organizations dedicated to help provide greatly needed affordable housing in accessible locations in Durham in the coming years. The group believes that future affordable housing needs to be located near planned transit stations and hubs, to minimize the combined costs of housing and transportation for lower-income citizens.

The Coalition supported the resolution that the City and County adopted earlier this year, that set the Goal for Durham that at least 15% of all housing within ½ mile of each transit station and hub be affordable to persons earning less than 60% of the area median income (AMI). We are supporting that adopted Goal by recommending that several issues be made central to the development of the City's 2015-20 Consolidated Plan.

1. We recommend that special priority be given to locate any additional new or preserved affordable housing in Durham within these station areas or hubs. Many of the City's current affordable housing efforts underway or planned already call for such housing near these stations. This also strengthens the City and TTA's efforts to obtain federal funds to build the rail transit system.
2. In the coming months, we suggest that the City and other public and community organizations specifically examine and reserve underused property they own near transit stations for affordable housing. A number of sites would need to be obtained to support the affordable housing needed to meet the Goal near transit stations.
3. We recommend that the City expand affordable housing development efforts by supporting the establishment of an equitable transit-oriented development (ETOD) fund that would try and maximize available public and private funding for affordable housing. Our preliminary estimates show that at least 100 additional affordable units per year would be required near stations for the next 25 years in order to meet the Goal.
4. We recommend that the Consolidated Plan be closely coordinated with the City's Station Area Strategic Infrastructure study (known as SASI), which is currently underway. Both efforts are essential to help meet the needed affordable housing near transit stations and the proposed financing recommendations to pay for that housing.
5. We do support different types of affordable housing near transit stations be provided to meet the needs for all income groups below 60% AMI. However, we recommend that special attention be given to support continued funds for transit station area housing affordable to those earning less than 30% AMI, particularly housing for veterans, homeless, disabled, elderly and other extremely low income persons.

Thank you for the opportunity to make these comments and for the opportunity for our group to partner with the City to meet this very important community goal. I am passing a copy of these comments to the City Clerk and the Community Development staff.

October 6, 2014

Stephen Hopkins stated that the elderly could not afford to renovate their homes; and encouraged Council to support programs that provided weatherization and rehab funds to those on limited incomes.

James Chavis spoke of residential revitalization needs in East Durham; and encouraged giving individuals opportunities for rehabilitation funds.

James Svara spoke to his participation in a HUD study of sustainability and social equity that included a case study of Durham conducted by the International City-County Management Association; stated the purpose of research was to analyze actions of local governments on sustainability; noted that there was a shortage of affordable housing in Durham; acknowledged that light rail would increase mobility; and encouraged the City to increase its pace in developing low and moderate housing units.

Cynthia Harris, representing Housing for New Hope, a rapid rehousing program for homeless households, stated there was not enough affordable housing in Durham; noted that homeless households were increasing and there was limited supply of temporary housing, including shelters; and encouraged Council to consider the proposal.

Selina Mack, Durham Community Land Trustees, reiterated the need for affordable housing; and encouraged Council consider the term of affordability with possible extensions beyond fifteen years of the low income tax credit properties.

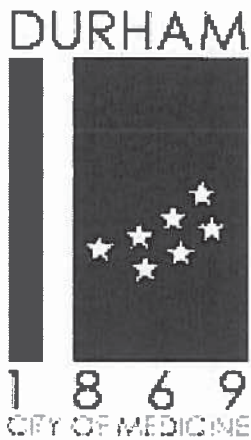
Being no additional speakers, Mayor Bell closed the public hearing.

Mayor Bell referenced the project program, Neighborhood to Neighborhood; and encouraged speakers and interested parties to get involved with the program.

Councilmember Schewel highlighted the local penny tax that was levied to fund an affordable housing program; noted that additional funding strategies were required; and commented on building affordable housing units every year and in the vicinity of transit hubs.

Councilmember Moffitt stated stable housing was the first step out of poverty and substance abuse; and expressed appreciation for the support of the topic by the audience members.

MOTION by Councilmember Moffitt seconded by Councilmember Catotti to receive comments on the FY 2015-2020 Consolidated Plan "Needs" related to community development needs was approved at 8:52 pm by the following vote: Ayes: Mayor Bell and Councilmembers Brown, Catotti, Davis, Moffitt and Schewel. Noes: None. Excused Absence: Mayor Pro-Tem Cole-McFadden.



Notice of Public Hearing
**Draft 2015-2020 Consolidated Plan/
2015-2016 Annual Action Plan
and 2015-2020 Analysis of Impediments**
April 20, 2015 – 7:00 PM
Durham City Council Chambers – City Hall
101 City Hall Plaza



A public hearing will be held by the Durham City Council to receive citizen comments on the Draft 2015-2020 Consolidated Plan/2015-2016 Annual Action Plan, and 2015-2020 Analysis of Impediments. The Consolidated/Annual Action Plan specifies how the City of Durham will address housing and community needs for the next five years through the use of Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME) Consortium funds, Emergency Solutions Grant (ESG) funds, and Housing Opportunities for People With Aids funds (HOPWA). For FY 15-16, the City of Durham anticipates receiving \$1,807,500 in CDBG funds, \$776,323 in HOME Consortium funds, \$160,046 in ESG funds, and \$282,206 in HOPWA funds from the U.S. Department of Housing and Urban Development (HUD). The Analysis of Impediments is a review of a jurisdiction's laws, regulations and administrative policies, procedures and practices affecting the location, availability and accessibility of housing, as well as an assessment of conditions, both public and private, affecting fair housing choice.

The Draft 2015-2020 Consolidated Plan/2015-2016 Annual Action Plan and 2015-2020 Analysis of Impediments will be available for public review beginning March 19, 2015 and ending April 20, 2015 at the Department of Community Development located at 807 E. Main Street, Bldg. 2, Suite 200, the Durham County Public (Main) Library, the City and County Clerk's Offices, the front desk of City Hall, and on-line at <http://durhamnc.gov/ich/cb/cdd/Pages/Home.aspx>. For additional information, contact Wilmur Conyers, Federal Programs Coordinator, at (919) 560-4570 ext. 22277 or via email at Wilmur.conyers@durhamnc.gov.

Notice Under the Americans With Disabilities Act

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Notice of Public Hearing
Draft 2015-2020 Consolidated Plan/2015-2016 Annual Action Plan
and 2015-2020 Analysis of Impediments
April 20, 2015 – 7:00 PM
Durham City Council Chambers – City Hall
101 City Hall Plaza



Aviso de Audiencia Pública
Proyecto 2015 - 2020 Plan Consolidado/2015-2016 Plan de Acción Anual
y 2015-2020 Análisis de Impedimentos
20 abril 2015 a 7:00 de la noche
Durham Ayuntamiento de Salas – Ayuntamiento
101 City Hall Plaza

Una audiencia pública se llevará a cabo por el Ayuntamiento de Durham para recibir comentarios de los ciudadanos sobre la Proyecto de Plan Consolidado 2015-2020 / 2015-2016 Plan de Acción Anual y 2015-2020 Análisis de Impedimentos. El Plan de Acción Consolidado / Informe Anual especifica cómo la ciudad de Durham abordará la vivienda y necesidades de la comunidad para los próximos cinco años a través de la utilización de Programa Desarrollo Comunitario (CDBG), Programa HOME Investment Partnership (HOME), fondos de Emergencias Soluciones Grant (ESG), los fondos y Oportunidades de Vivienda para Personas Con SIDA (HOPWA). Para el año fiscal 15-16, la ciudad de Durham prevé recibir \$ 1.8075 millones en fondos CDBG, \$ 776,323 en fondos HOME Consorcio, \$160.046 dólares en fondos de ESG, y \$282.206 dólares en fondos de HOPWA del Departamento de Vivienda y Desarrollo Urbano (HUD). El Análisis de Impedimentos es una revisión de las leyes de una jurisdicción, reglamentos y políticas administrativas, procedimientos y prácticas que afectan a la ubicación, disponibilidad y accesibilidad de la vivienda, así como una evaluación de las condiciones, tanto públicas como privadas, que afectan a la elección de vivienda justa.

El Proyecto de Plan Consolidado 2015-2020 / 2015-2016 Plan de Acción Anual y 2015-2020 Análisis de Impedimentos estará disponible para revisión pública a partir 19 de marzo 2015 y termina 20 de abril 2015 en el Departamento de Desarrollo Comunitario ubicado en 807 E. Main Street, Bldg. 2, Suite 200, el público (Principal) Biblioteca del Condado de Durham, Oficinas de la Ciudad y el Condado de Clerk, la recepción del Ayuntamiento, y en línea en <http://durhamnc.gov/ich/cb/cdd/Pages/Home.aspx>. Para obtener información adicional, póngase en contacto Wilmur Conyers, Coordinador de Programas Federales, al (919) 560-4570 ext. 22277 o por correo electrónico a wilmur.conyers@durhamnc.gov.

Note Bajo los Americans with Disabilities Act

Una persona con una discapacidad puede recibir una ayuda o servicio auxiliar para participar eficazmente en las actividades del gobierno de la ciudad en contacto con el coordinador de ADA, voz 919-560-4197, fax 560-4196, TTY 919-560-1200, o a ADA@durhamnc.gov lo antes posible, pero a más tardar 48 horas antes de la fecha del evento o del plazo.



CITY COUNCIL MEETING
Monday, April 20, 2015 – 7:00 p.m.
Committee Room, Second Floor

CALL TO ORDER

MOMENT OF SILENT MEDITATION

PLEDGE OF ALLEGIANCE

ROLL CALL

CEREMONIAL ITEMS

❖ **National Crime Victims' Rights Week Proclamation**

ANNOUNCEMENTS BY COUNCIL

**PRIORITY ITEMS BY THE CITY MANAGER, CITY ATTORNEY AND
CITY CLERK**

CONSENT AGENDA

1. Approval of City Council Minutes

To approve the City Council Minutes for the Joint Meeting with Durham Housing Authority on February 24, 2015 and the regular City Council Meeting on March 2, 2015.

(Resource Person: D. Ann Gray – 919-560-4166 ext. 12267) (PR# 10360)

2. Housing Appeals Board - Appointment

To appoint Vanessa O'Neal to the Housing Appeals Board as an Alternate Member representing At-Large with the term expiring on June 30, 2015.

(Due to the resignation N. Christine Westfall)

(Resource Person: LaVerne V. Brooks - 919-560-4166 ext. 12264) (PR# 10336)

3. Durham City-County Environmental Affairs Board - Appointments

To reappoint Elizabeth Chan (representing Water Resources) and to appoint Nancy LaPlaca (representing Energy) and Mark Koegel (representing Solid Waste) to the Durham City-County Environmental Affairs Board with the terms expiring on June 1, 2018.

(Due to the terms expiring of Elizabeth Chan, Ann Woodward and Thomas Poole)

(Resource Person: LaVerne V. Brooks - 919-560-4166 ext. 12264) (PR# 10337)

4. Mayor's Nominee for Appointment - Passenger Vehicle for Hire Commission

To appoint Evan Foote-Hudson to the Passenger Vehicle for Hire Commission as a Mayor's Appointee representing Visitor's Industry with the term to expire on January 1, 2016.

(Due to a vacancy)

(Resource Person: LaVerne V. Brooks - 919-560-4166 ext. 12264) (PR# 10359)

6. Renewal of the Durham City/County Interlocal Cooperation Agreement for Planning

To approve the Durham City/County Interlocal Cooperation Agreement for Planning.

(Resource Person: Steven L. Medlin, AICP - 919-560-4137 ext. 28223) (PR# 10347)

7. Administrative Interpretation of Neuse/Jordan Lake Protected Area (F/J-B)

To authorize the Planning Director to seek approval from the North Carolina Environmental Management Commission (EMC) for this interpretation of the F/J-B boundary.

(Resource Person: Steven L. Medlin, AICP - 919-560-4137 ext. 28223) (PR# 10346)

8. Interlocal Agreement Reauthorizing the Durham Bicycle and Pedestrian Advisory Commission

To authorize the City Manager to execute the Interlocal Cooperation Agreement with Durham County to reauthorize the Durham Bicycle and Pedestrian Advisory Commission.

(Resource Person: Dale McKeel - 919-560-4366 ext. 36421) (PR# 10332)

9. Alston Avenue Bridge Replacement Municipal Agreement

To authorize the City Manager to execute the Alston Avenue Bridge Replacement Municipal Agreement with the North Carolina Department of Transportation at an estimated cost of \$11,000.00.

(Resource Person: Ellen Beckmann - 919-560-4366 ext. 36412) (PR# 10342)

10. Second Amendment to the Hillandale Golf Course Management Agreement between the City of Durham and Amerazil Golf, LLC

To authorize the City Manager to execute the second amendment to the Hillandale Golf Course Management Agreement by and between the City of Durham and Amerazil Golf, LLC.

(Resource Person: Al Walker - 919-560-4197 ext. 21256) (PR# 10350)

11. Twin Lakes Park Site Improvements Contract with D.W. Ward Construction Company, Inc.

To authorize the City Manager to execute a construction contract for the Twin Lakes Park Site Improvements project with D.W. Ward Construction Company, Inc. in the amount of \$443,315.00 that includes the base bid and the recommended alternate;

To establish a project contingency in the amount of \$40,000.00; and

To authorize the City Manager to negotiate and execute change orders on the Twin Lakes Park Site Improvements contract, provided the total project cost does not exceed the amount budgeted for the construction phase plus the project contingency.

(Resource Person: Marilee Martin - 919-560-4197 ext. 21285) (PR# 10353)

12. Change Order to Address Modifications to the Masonry Scope of Work for 400 Cleveland Street Roof and Envelope Renovations Contract with L.A. Downey and Son, Inc.

To authorize the City Manager to execute a change order to the construction contract for the 400 Cleveland Street Roof and Envelope Renovations project with L.A. Downey and Son, Inc. in the amount of \$105,898.00 so that the total contract amount will not exceed \$603,212.00.

To restore the project contingency to 10% of the total construction contract amount, for a contingency of \$60,300.00; and

To authorize the City Manager to negotiate and execute change orders on 400 Cleveland Street Roof and Envelope Renovations construction contract provided the total project cost does not exceed \$663,512.00.

(Resource Person: John Paces-Wiles – 919-560-4194 ext. 21252) (PR# 10354)

13. Utility Extension Agreement (Water Only) with Christine G. Jones, Individual to Serve 7817 Farrington Mill Road

To authorize the City Manager to enter into a utility extension agreement with Christine G. Jones, Individual, to serve 7817 Farrington Mill Road (water only).

(Resource Person: Robert N. Joyner – 919-560-4326 ext. 30229) (PR# 10333)

14 – 16 and 25 - 29. These items can be found on the General Business Agenda – Public Hearings.

GENERAL BUSINESS AGENDA - PUBLIC HEARINGS
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14. Zoning Map Change - Southside East Phase 2 and 3 (Z1400034)

To conduct a public hearing and receive comments on the zoning map change for Southside East Phase 2 and 3 (Z1400034);

To adopt an Ordinance Amending the Unified Development Ordinance by taking the described property in zoning map change case Z1400034 out of Planned Development Residential 5.120 (PDR 5.120) and placing same in and establishing same as Residential Urban – Multifamily with a development plan (RU-M(D)); and

To adopt a consistency statement as required by GS 160A-383.

Staff Determination: Staff determines that this request is consistent with the Comprehensive Plan and other adopted policies and ordinances.

Planning Commission Recommendation and Vote: Approval 12-0 on March 10, 2015. The Planning Commission finds that the ordinance request is consistent with the adopted Comprehensive Plan. The Commission believes the request is reasonable and in the public interest and recommends approval based on comments received at the public hearing and the information in the staff report.

(Resource Person: Steven L. Medlin, AICP - 919-560-4137 ext. 28223) (PR# 10348)

15. Street Closing - Chadron Street (SC1400012), Matterhorn Road (SC1400013), Converse Place (SC1400014), Kentington Drive (SC1400015), Chanticleer Drive (SC1400016)

To conduct a public hearing and receive comments on the permanent closing of 600 linear feet of Chadron Road, 1,661 linear feet of Matterhorn Road, 295 linear feet of Converse Place, 2,087 linear feet of Kentington Drive and 1,156 linear feet of Chanticleer Drive.; south of Renaissance Parkway, west of Fayetteville Street; and

To adopt an Order permanently closing 600 linear feet of Chadron Road, 1,661 linear feet of Matterhorn Road, 295 linear feet of Converse Place, 2,087 linear feet of Kentington Drive and 1,156 linear feet of Chanticleer Drive.

(Resource Person: Steven L. Medlin, AICP - 919-560-4137 ext. 28223) (PR# 10349)

16. Public Hearing on the Approval of the Draft 2015-2020 Consolidated Plan/2015-2016 Annual Action Plan and 2015-2020 Analysis of Impediments

To conduct a public hearing and receive comments on the Draft 2015-2020 Consolidated Plan/2015-2016 Annual Action Plan for the use of CDBG, HOME, ESG and HOPWA funds and the Analysis of Impediments;

To approve the Draft 2015-2020 Consolidated Plan/2015-2016 Annual Action Plan and Analysis of Impediments for submission to the U.S. Department of Housing and Urban Development (Attachment A);

To authorize the City Manager to execute all administrative requirements and contractual documents necessary for implementation of the Annual Action Plan to include all CDBG, HOME, ESG and HOPWA program agreements and related documents;

To adopt the City of Durham/U.S Department of Housing and Urban Development Community Development Block Grant Project Ordinance in the amount of \$2,226,378.00 (Attachment B);

To adopt the City of Durham/U.S. Department of Housing and Urban Development HOME Investment Partnership Program Grant Project Ordinance in the amount of \$1,250,377.00 (Attachment C);

To adopt the City of Durham/U.S. Department of Housing and Urban Development Emergency Housing Solutions Grant Project Ordinance in the amount of \$160,046.00 (Attachment D); and

To adopt the City of Durham/U.S. Department of Housing and Urban Development Opportunities for People with Aids (HOPWA) Grant Project Ordinance in the amount of \$282,206.00 (Attachment E).

(Resource Person: Wilmur Conyers – 919-560-4570 ext. 22277) (PR# 10345)

25. Zoning Map Change - Sutton Station (Z1400025)

To conduct a public hearing and receive comments on the zoning map change for Sutton Station (Z1400025);

To adopt an Ordinance Amending the Unified Development Ordinance by taking the described property in zoning map change case Z1400025 out of Office Institutional (OI) and placing same in and establishing same as Mixed Use with a development plan (MU(D)); and

To adopt a consistency statement as required by GS 160A-383.

Staff Determination: Staff determines that this request is consistent with the Comprehensive Plan and other adopted policies and ordinances.

Planning Commission Recommendation and Vote: Approval 12-0 on February 10, 2015. The Planning Commission finds that the ordinance request is consistent with the adopted Comprehensive Plan. The Commission believes the request is reasonable and in the public interest and recommends approval based on comments received at the public hearing and the information in the staff report.

[The site is located at 5800 Fayetteville Road, west side of Fayetteville Road south of Woodcroft Parkway, PINs 0729-03-00-7100].

(Resource Person: Steven L. Medlin, AICP - 919-560-4137 ext. 28223) (PR# 10316)

26. Comprehensive Plan Amendment – Hamilton Center II (A1400006)

To conduct a public hearing and receive public comments on the Hamilton Center II (A1400006) Plan Amendment; and

To adopt a Resolution to change the Future Land Use Map of the Durham Comprehensive Plan from Office to Commercial.

Recommendations: The staff recommends approval based on conditions warranting an amendment to the Future Land Use Map and the proposed land use pattern meeting the four criteria for plan amendments.

The Planning Commission recommended approval, based on the justification, the request meeting the four criteria for plan amendments and information heard at the public hearing, 12-0, on February 10, 2015.

(Resource Person: Steven L. Medlin, AICP - 919-560-4137 ext. 28223) (PR# 10318)

27. Zoning Map Change - Hamilton Center II (Z1400021)

To conduct a public hearing and receive comments on the zoning map change for Hamilton Center II (Z1400021);

To adopt an Ordinance Amending the Unified Development Ordinance by taking the described property in zoning map change case Z1400021 out of Office Institutional (OI) and placing same in and establishing same as Commercial General with a development plan (CG(D)); and

To adopt a consistency statement as required by GS 160A-383.

Staff Determination: Staff determines that, should the plan amendment be approved, this request would be consistent with the Comprehensive Plan and other adopted policies and ordinances.

Planning Commission Recommendation and Vote: Approval 12-0 on February 10, 2015. The Planning Commission finds that the ordinance request is not consistent with the adopted Comprehensive Plan. However, should the plan amendment be approved, the request would be consistent with the Comprehensive Plan. The Commission believes the request is reasonable and in the public interest and recommends approval based on comments received at the public hearing and the information in the staff report.

[The site is located at 7010 NC 751 Highway, in the southwest corner of the NC 751 Highway and NC 54 Highway intersection, PIN 0718-01-18-1780].

(Resource Person: Steven L. Medlin, AICP - 919-560-4137 ext. 28223) (PR# 10313)

28. Comprehensive Plan Amendment – Highway 54 Residential (A1400005)

To conduct a public hearing and receive public comments on the Highway 54 Residential (A1400005) Plan Amendment; and

To adopt a Resolution to change the Future Land Use Map of the Durham Comprehensive Plan from Office to Medium-High Density Residential (8-20 DU/Acre).

Recommendations: The staff recommends approval based on conditions warranting an amendment to the Future Land Use Map and the proposed land use pattern meeting the four criteria for plan amendments.

The Planning Commission recommended approval, based on the justification, the request meeting the four criteria for plan amendments and information heard at the public hearing, 12-0, on February 10, 2015.

(Resource Person: Steven L. Medlin, AICP - 919-560-4137 ext. 28223) (PR# 10320)

29. Zoning Map Change - Highway 54 Residential (Z1400018)

To conduct a public hearing and receive comments on the zoning map change for Highway 54 Residential (Z1400018);

To adopt an Ordinance Amending the Unified Development Ordinance by taking the described property in zoning map change case Z1400018 out of Residential Suburban – 20 (RS-20), Office Institutional (OI), and Office Institutional with a development plan (OI(D)) and placing same in and establishing same as Residential Suburban – Multifamily with a development plan (RS-M(D)); and

To adopt a consistency statement as required by GS 160A-383.

Staff Determination: Staff determines that, should the plan amendment be approved, this request would be consistent with the Comprehensive Plan and other adopted policies and ordinances.

Planning Commission Recommendation and Vote: Approval 12-0 on February 10, 2015. The Planning Commission finds that the ordinance request is not consistent with the adopted Comprehensive Plan. However, should the plan amendment be approved, the request would be consistent with the Comprehensive Plan. The Commission believes the request is reasonable and in the public interest and recommends approval based on comments received at the public hearing and the information in the staff report.

[The site is located at 1413-1501 NC 54 Highway, north side of NC 54 Highway between Barbee Road and Waterford Valley Drive and opposite Revere Road, PINs 0728-04-64-6426, -2401, -54-9591, -7507].

(Resource Person: Steven L. Medlin, AICP - 919-560-4137 ext. 28223) (PR# 10312)

ADJOURNMENT

April 20, 2015

**SUBJECT: PUBLIC HEARING ON THE APPROVAL OF THE DRAFT 2015-2020
CONSOLIDATED PLAN/2015- 2016 ANNUAL ACTION PLAN AND 2015-
2020 ANALYSIS OF IMPEDIMENTS**

Director of Community Development Reginald Johnson stated the public hearing was required by U.S. Department of HUD (Housing of Urban Development); and deferred to Federal Programs Coordinator Wilmur Conyers for presentation.

Ms. Conyers stated the purpose of the public hearing was to receive citizens' comments on the Draft 2015-2020 Consolidated Plan/2015-2016 Annual Action Plan and 2015-2020 Analysis of Impediments. The Consolidated Plan/Annual Action Plan specified how the City of Durham would address housing and community development needs for the next five years through the use of Community Development Block Grant (CDBG), HOME Investment Partnership Program Consortium funds, Emergency Solution Grant (ESG) funds, and Housing Opportunities for People With AIDS (HOPWA). For FY15-16, the City expects to receive \$1,807,500 in CDBG funds, \$776,323 in HOME Consortium funds, \$160,046 in ESG funds, and \$282,206 in HOPWA funds from the U.S Department of Housing and Urban Development. The Draft Consolidated Plan/Annual Action Plan and Analysis of Impediments were made available for public review from March 19, 2015 through April 20, 2015. The Plans and AI (Analysis of Impediments) were developed with the assistance of Urban Design Ventures of Homestead, Pennsylvania. Notice of the meeting was advertised in the *Herald Sun*, the *Carolina Times*, and *Que Pasa* newspapers and also via the general list serve. As a recipient of CDBG, HOME, ESG, and HOPWA funds, the City was required to hold at least two public meetings prior to the submission of the Five-Year Consolidated Plan/Annual Action Plan; stated the first public hearing on Community Needs was held on October 6, 2014. Ms. Conyers concluded that the Consolidated Plan/Annual Action Plan must be electronically submitted to the Department of Housing and Urban Development (HUD) by May15.

Mayor Bell opened the public hearing and stated there speakers to the item.

Edythe Thompson, representing Re-Build Durham Inc. located at 2634 Durham Chapel Hill Boulevard in Durham; commended staff for their efforts in the difficult and tedious job of identifying the impediments to fair housing in the City and County of Durham; stated she had read the documents and conclusions and agreed that the overarching message was the need for affordable housing both in and outside the city limits; as a twenty-five year Civil Rights Advocate focusing on Housing and the former Housing Chair of the NAACP's National Board of Directors, she was very familiar with the process being undertaken and the anticipated outcomes. Re-Build Durham had stood steadfast in its mission to provide affordable housing options to elderly residents, disabled individuals and returning veterans; stated the organization's goals were strategically aligned with AI and the City's Consolidated Plan; pledged support toward assisting the City in reaching the goals of increasing access to affordable housing in and outside Durham; educating the community on the protections and rights associated with the Fair Housing/Fair Lending laws; and working with the City to lessen the unintended impacts associated with efforts to eliminate concentrations of areas of poverty and lack of opportunity; summarized that Rebuild Durham joined the City in its obligation to Affirmatively Further Fair Housing by dedicating its

April 20, 2015

time and resources to assist in the mission of fair housing education, equal opportunity and neighborhood stabilization.

Rebecca Harvard Barnes, representing Habitat for Humanity of Durham, stated her organization was proud to be an affordable housing agency and City partner; recognized the fact that since the Mayor declared the fight against poverty last February, eleven homes had been sold within three blocks of Joe's Diner area in Driver Street-Angier Avenue corridor; indicated that ten homes were currently under construction in the area; stated that the organization would like to do more; and emphasized that the City's Neighborhood Small Projects and Neighborhood Revitalization Fund would assist Habitat's efforts.

Mayor Bell inquired about the number of residents from North East/Central Durham who were occupants of the Habitat homes.

Ms. Barnes responded that the first two homes ever built in Durham were on Angier Avenue; verified that of the last ten homes constructed in the Angier Avenue corridor, within three miles of Joe's Diner, three of the residents were from North East/Central Durham; and stated that additional support would help make this happen.

Council Member Catotti requested clarification on the recommended amounts of funding as referenced on Page 4, #9, Attachment 8(F), Items #19-21; inquired about the amounts requested, recommended and notes; asked for clarification on the recommended amount of funding; stated that for DCLT, no funding was recommended; for Habitat for Humanity, between 20 & 21, fully funded for the acquisition of construction rehab for eleven lots; for 21, not quite half was being recommended for second mortgage loans and acquisitions; and inquired about the number of second mortgages and lots the funding would cover.

Community Development Director Reginald Johnson responded that the information in the notes corresponded to second mortgages for twenty units and acquisitions for ten lots; elaborated on the comments from the reviewers of the applications; referenced two issues: concerns about shifting funds between land banks and that of capacity; and added that with all that the City was awarding them, there was a capacity challenge.

Council Member Catotti asked if the twenty second-mortgages corresponded to the twenty lots or were the mortgages going toward other lots that had already been purchased and/or were under construction.

Community Development Director Johnson stated that Habitat for Humanity identified the lots; and that funds could be applied to lots currently under construction.

Council Member Catotti understood the capacity concerns; and for the number of lots, that made sense; if these were second mortgage loans, she did not want the City to be behind the curve and requested staff to keep her apprised.

Community Development Director Johnson replied that the activity was consistent with the work Habitat for Humanity had been doing and was not an overly ambitious or underestimated number.

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City Manager Bonfield stated that there was funding available in the current cycle that was contributing to those.

Council Member Schewel expressed appreciation for the Director's responses to his emailed questions; and requested information on the Runaway and Homeless Youth program.

Community Development Director Johnson summarized that in 2010, the City received funding for federal homeless and runaway youth programming; stated that a local organization was awarded the funds but was not able to obtain the proper licenses; therefore, the organization could not receive the funds and never became operational.

Council Member Schewel inquired about the future availability of such funds.

Community Development Director Johnson stated he would research future availability, programming and would follow-up.

Council Member Schewel referenced a chart on Page 85 and requested clarification on the number of workers versus the number of jobs based in US Census data.

Community Development Director Johnson deferred to consultant, Walter J. Haglund, of Urban Design Ventures for response.

Mr. Haglund stated there were more jobs than workers in Durham; confirmed that there were large employers in Durham and that many workers were coming from outside the city and county into the City for employment.

City Manager Bonfield confirmed there was an inward migration for jobs.

Council Member Schewel expressed skepticism regarding the statistics; and stated he would appreciate the Office of Economic and Workforce Development assessing the figures and comment at some point.

Council Member Schewel stated there was little mention in the Continuum of Care (COC) of the Durham Rescue Mission.

Community Development Director Johnson responded that the Durham Rescue Mission was in the COC; explained that the COC was comprised of many organizations involved with working to end homelessness in Durham; stated the COC's lead policy-making body was Durham Homeless Services Advisory Committee; noted that the applicant was the Community Development Department who was tasked by HUD to prepare the collaborative application for submittal; Community Development had to report all work regardless of funding sources impacting homelessness; if private monies, such as those used in the Rescue Mission, were used that impact homelessness, the organization needed to register with the HMIS; however, the director of the Rescue Mission had chosen not to be involved; when evaluated by HUD, the omission did not bode well for the collaborative application; and stated that staff had tried to get the Rescue Mission to join the HMIS (Homeless Management Information Systems) data system but had been unsuccessful.

April 20, 2015

Mayor Bell responded that he was not certain what was behind non-participation of the Rescue Mission in the HMIS system; and emphasized that Reverend Mills was doing a great job.

Council Member Schewel inquired about the in-depth review of mortgage lending practices on Page 8; and asked if Director Johnson could describe about what he would like to have happen.

Community Development Director Johnson suggested that the City engage in services of an outside independent consultant agency or private research firm to conduct an in-depth review of mortgage lending practices by mortgage lending institutions; stated that funding would be required for such a study; and indicated his department was not requesting funding for a study of this nature.

Mr. Haglund spoke to his review of the Home Mortgage Disclosure Act by stating there appeared to be a discrepancy in the amount of loans generated and approved based on race; that to understand the data and to see if there was a pattern of discrimination, that it would be necessary to conduct interviews and testing; and suggested the department contact local university graduate students to conduct a relevant project.

City Manager Bonfield suggested that conversations be conducted with staff in Fair Housing and in Human Relations rather than Community Development.

Council Member Schewel expressed appreciation for Director Johnson's thorough report; was glad to see rental rehabilitation as a prominent strategy; stated staff had done great job with rental rehabilitation projects with the dedicated housing funding source; requested that future opportunities be sought out.

Council Member Schewel stated he had been interviewed by the consultant as the liaison to the Housing Authority; after reading the report, he stated that for the record, the Housing Trust Fund was an idea, not a policy; in response to the printed information, indicated that he was not requesting a change in this section of the report; and expressed appreciation for the report.

Mayor Pro-Tempore Cole-McFadden inquired if there was a location in the Neighborhood Development Department that housed all applications for monies; stated she was interested in knowing if there were new applicants for monies rather than the usual entities; and if applicants had been rejected, stated it would be helpful to find out who they were and how to instruct them to improve their applications; and requested that Mr. Johnson notify her of future workshops so that new persons could be recruited to assist or attend; and inquired if it was as difficult to get dedicated funding housing monies compared to CDBG funds.

Community Development Director Johnson confirmed that applicants' files were retained in-house and purged five-years after close-out; verified that there would be future technical assistance workshops on the entitlement side and the COC; and expressed support in partnering new applicants with experienced lenders in the HUD pipeline.

Mayor Bell asked for clarification on the totals for CDBG, HOME, ESG and HOPWA funds awarded from FY2014-15 to FY2015-16, which Ms. Conyers responded to.

April 20, 2015

Mayor Bell stated that Durham's allocations, over the years, had been favorable; and City Manager Bonfield concurred.

Council Member Catotti requested the previously mentioned financial data regarding funds awarded to the City be provided in table-format to Council.

Being no additional speakers to the item, Mayor Bell closed the public hearing.

MOTION by Mayor Pro-Tempore Cole-McFadden, seconded by Council Member Davis, to receive the public comments and to approve the Draft 2015-2020 Consolidated Plan/2015-2016 Annual Action Plan and Analysis of Impediments for submission to the U.S. Department of Housing and Urban Development;

To authorize the City Manager to execute all administrative requirements and contractual documents necessary for implementation of the Annual Action Plan to include all CDBG, HOME, ESG and HOPWA program agreements and related documents;

To adopt the City of Durham/U.S. Department of Housing and Urban Development Community Development Block Grant Project Ordinance in the amount of \$2,226,378.00;

To adopt the City of Durham/U.S. Department of Housing and Urban Development HOME Investment Partnership Program Grant Project Ordinance in the amount of \$1,250,377.00;

To adopt the City of Durham/U.S. Department of Housing and Urban Development Emergency Housing Solutions Grant Project Ordinance in the amount of \$160,046.00; and

To adopt the City of Durham/U.S. Department of Housing and Urban Development Opportunities for People with AIDS (HOPWA) Grant Project Ordinance in the amount of \$282,206.00 was approved at 7:57 p.m. by the following vote: Ayes: Mayor Bell, Mayor Pro Tempore Cole-McFadden and Council Members Catotti, Davis, Moffitt and Schewel. Noes: None. Excused Absence: Council Member Brown.

ORDINANCE #14730; #14731; #14732 & #14733

City of Durham, NC
Five-Year Consolidated Plan, FY 2015 Annual Action Plan, and
Analysis of Impediments to Fair Housing Choice Stakeholder Meeting
Monday, February 2, 2015 at 5:30 PM

Name	Organization	Phone Number	Email Address
Wendy Hillis	Preservation Durham	(919) 682-3036	wendy@preservationdurham.org
Patrice Nelson	Urban Ministries of Durham	919-682-0538	pnelson@umdurham.org
Joy Hager	Volunteers of America	919) 475-1086	jhager@voa.org
CHRIS EGAN	NC COUNCIL ON DEVELOPMENTAL DISABILITIES	919-850-2961	chris.egan@dhs.nc.gov

City of Durham, NC
Five-Year Consolidated Plan, FY 2015 Annual Action Plan, and
Analysis of Impediments to Fair Housing Choice Stakeholder Meeting
Tuesday, February 3, 2015 at 12:00 PM

Name	Organization	Phone Number	Email Address
Teresa Wolf	TROSA	919-419-1059	twolf@trosa-inc.org
Lisa Perkins	Catholic Charities	919-286-1964	lisa.perkins@raldioc.org
Roxanne Little	Habitat	919-698-3910	rwll@carverhabitat.org
Tracy Strayhorn	Habitat	919-219-4343	tracyh@carverhabitat.org
Selina Mack	DCCT	919-490-0063	selina@dcct.org
David Reese	EDCI	919-908-8709	david.reese@edc.org

City of Durham, NC
Five-Year Consolidated Plan, FY 2015 Annual Action Plan, and
Analysis of Impediments to Fair Housing Choice Stakeholder Meeting
Tuesday, February 3, 2015 at 12:00 PM

Name	Organization	Phone Number	Email Address
Olive L. Jaynor	Durham 11th	(919) 682-2846	Catherine@dihm.org
Lee Little	Durham County Social Service	919 560-8628	Little@DCHC.nc.gov
Stephanie Williams	Alliance Behavioral Healthcare	919-651-8854	SWilliams@alliancebh.org
Gretchen Senez	Housing for New Hope		gretchen@housingfornewhope.org
Lanier Blum	Self-Help	919 956-4682	lanier@self-help.org

City of Durham, North Carolina

Group Meeting

Monday, February 2, 2015 @ 5:30 pm

In attendance:

<i>Chris Egan</i>	<i>Executive Director, North Carolina Council on Developmental Disabilities</i>
	<i>Volunteers of America</i>
<i>Wendy Hillis</i>	<i>Preservation Durham</i>
<i>Patrice Nelson</i>	<i>Urban Ministries of Durham</i>
	<i>TROSA</i>
	<i>CASA</i>
<i>Walt Haglund</i>	<i>Consultant</i>
<i>Jon Haglund</i>	<i>Consultant</i>

North Carolina Council on Developmental Disabilities

- The mission of North Carolina Council on Developmental Disabilities is to ensure that people with developmental disabilities and their families participate in the design of and have access to culturally competent services and supports, as well as other assistance and opportunities, which promote inclusive communities.
- NCCDD does not deliver services, but acts as an advocate. 60% of the 40-member board are persons with developmental disabilities. They help shape policies.
- NCCDD is guided by a 5 year plan and a \$2 million budget.
- North Carolina is steeped in tradition. The current Medicaid eligibility requirements exclude many poor and disabled individuals.
- NCCDD funds 20 initiatives.

Volunteers of America

- LIFE House, which stands for "Living Independently is For Everyone," is Volunteers of America Carolinas' response to those within the communities that are physically disabled and lack the financial resources to maintain safe and affordable housing.
- LIFE House of Durham is an apartment community consisting of 12 units of transitional housing and a 24 units of Section 202 Housing.
- At one time, Volunteers of America had a waiting list of 80 people. Today, there is no waiting list.

Urban Ministries of Durham

- Urban Ministries of Durham provides emergency food, clothing, and shelter to those who are homeless. They assist the homeless population with securing a home and provide the resources to stay there.
- Urban Ministries of Durham shelters about 140 people per night.
- Urban Ministries of Durham feeds about 650 people per day.

Preservation Durham

- Preservation Durham promotes restoration of historic homes and commercial properties through resources and tours.

- They have completed rehabilitation efforts in East Durham.
- They are currently conducting a needs assessment survey.
- Investments in neighborhoods throughout Durham has caused displacement.
- There have been tax increases as a result of new tax assessments.
- There is a need for diversity, particularly, in historic neighborhoods.
- The Golden Belt Neighborhood is in the process of becoming a local historic district.
- The Durham Rescue Mission wants to expand into the Golden Belt Neighborhood, but has received some resistance.
- The East Durham neighborhood is taking off.
- Alston Avenue is an underdeveloped area with vacant lots and dilapidated and abandoned buildings. Many homes in the area house 8-10 people in homes of only 1,000 square feet of space.
- Many are being spaced out of group living facilities.
- Durham has successfully used subsidies to make housing affordable.
- There is a need for more funds to support temporary subsidies for housing.
- There is a need for funding for wrap around services.
- Rapid re-housing works best for persons without multiple barriers. There is a need for more support services and 8-12 month housing support services.
- There is a need for larger congregate settings for persons with substance abuse or mental health problems.

TROSA

- TROSA is a comprehensive two year residential substance abuse recovery program
- TROSA only accepts substance abusers with a strong desire to change their lives. TROSA's program elements include vocational training, education, counselling, mentoring, leadership training, and continuing care.
- TROSA has a construction business that has trained ex-offenders and substance abusers to restore homes.

Needs:

- There is a need to analyze the number of renters that are displaced from neighborhood revitalization.
- There is a need for diversity of housing types and architecture.
- Rapid re-housing has been effective. There is a need to examine if it would be more cost effective to do rehabilitation or offer subsidies for scattered site housing for short term rental assistance.
- Rapid re-housing works well for those with few barriers to integrate into the community.
- There is a need for more housing for special needs populations. Special needs individuals are starting to show up at shelters as group homes are closing.
- Special needs populations need supportive services.
- Finding decent, safe, and sanitary housing is difficult. There is a need for landlord recruitment to make more units available.
- If permanent housing options were available, shelters would only be a short-term solution.
- There is a need for housing for unaccompanied minors (ages 14-18) and those that are aging out of foster care.
- Literacy and life-skills are important.

- There is a need for employers who are willing to hire people with records, substance abuse problems, or mental health issues. Employers need to make a long term commitment.
- Vocational rehabilitation is not the only answer. There is a need to look at other successful models.
- There is a need to build bridges for employment.
- There is a need to encourage businesses to create a more diverse workforce. Co-workers could provide supportive services.
- Barriers to employment lead to barriers to housing.
- 80% of the disabled are unemployed.
- The average length stay for single adults in shelters is 30 days. The average length stay for families is 90 days.
- HUD and the VA have awarded VASH vouchers based on geographic need and public housing agency (PHA) administrative performance.
- Phase I of CASA's housing for veterans project was successful. The City of Durham is committed to funding Phase II.

City of Durham, North Carolina

Group Meeting 2

Tuesday, February 3, 2015 @ 12:00 pm

In attendance:

Walt Haglund	Consultant
Jon Haglund	Consultant

- There is a need for brick-and-mortar, wraparound supportive services for affordable housing.
- There is a need to develop programs that move people from dependency to self-sufficiency.
- There is a need for funding for supportive services. The City needs to invest in human capital.
- There is a need to determine how to develop the human capital. Clients need to be identified and their mind sets need shaped; similar to what Habitat for Humanity and TROSA are doing.
- Habitat for Humanity builds and average of 20 homes per year.
- It is easy to find applicants. On average, there are 15-20 people on the waiting list at one time.
- Those served by Habitat for Humanity often face credit issues and income limitations.
- Stable housing is important in order for youth to succeed.
- There is a need for more homeowners in neighborhoods. The renter communities are often transient.
- The City has seen mostly developer-based housing growth. The market is not designed to be a low-income housing development.
- There is a need for affordable housing for very low income individuals, specifically those receiving Social Security around \$700 per month and special needs populations.
- There is a need for grants from the City to support the very low income, specifically those below 50%.
- Backgrounds often limit housing choices.
- Public housing waiting lists are too long. There is a need to look at market demand and adjust accordingly.
- Vouchers are decreasing.
- The current housing market is geared more to rentals.
- There is a need for more partnerships and coordination with social service groups and the Housing Authority.
- There is a need to bring all of the social services agencies together on a regular basis.
- There is a need for better communication between social service agencies and the Community Development Department.
- There is a need for housing rehabilitation, which provides community stability.
- Public housing is not a long-term solution.
- There is a need for permanent, supportive housing regardless of who owns it. There is a need for scattered site housing options.
- There is a need for funding to provide services.
- There is not one single answer when it comes to housing. Housing for everyone is important.
- There is a need for sources of long term financing for affordable housing developments.
- There is a need for the City to provide the necessary equity and long-term permanent financing.
- The Self Help Credit Union does not provide long term financing.
- There is a need for more general funds for affordable housing.

- Affordable housing needs to be sustainable.
 - As the low-income housing tax credit (LIHTC) program matures, thousands of properties are becoming eligible to opt out of the program and no longer be affordable to low-income residents.
- More funding is necessary to ensure affordable housing for all.
- There is also a need for affordable housing and affordable utilities.
- There is a need to refinance the long term affordability of housing.
- There is a need to have asset restrictions on income for home buyers.
- There is a need for trickle up financing.
- The National Housing Trust Fund will be rolling out grants soon.
- Those people at or below 80% AMI need affordable housing, as well.
- There is a need to advocate for more funds for affordable housing.
- The quality of housing is also an issue.
- There are many unidentified homeless families in the City.
- Couch surfing is an issue in Durham. These numbers are not effectively captured by the Point-in-Time survey.
- Families living in hotels are also not accurately accounted for in the survey.
- The school district does keep some statistics on the hotel and couch-surfing populations. They estimate there are around 400 homeless children in the City of Durham.

City of Durham, North Carolina

Meeting with Southside Neighborhood Association

Monday, February 2, 2015 @ 4:00 pm

In attendance:

Marie Hunter

Chair

Walt Haglund

Consultant

Jon Haglund

Consultant

- When the Southside Neighborhood Association first started, residents wanted job training and GED certification. The City did offer programs, but residents did not take advantage of them.
- There is a need in the City for afterschool programs that coordinate with the Community Center and the School District.
- Much of the City's funds are going to brick-and-mortar projects instead of social services.
- There is a lack of summer jobs.
- Southside is a good example of big problems without simple solutions.
- The goal of the organization is to encourage community involvement, but this will take time.
- The previous neighborhood had many Section 8 vouchers and very few homeowners. There were only 13 homeowners in 135 acres.
- In the late 1980's, the community started to decline. The older, established families left or died and housing began to fall apart.
- The Southside of Durham was once a positive and safe place to live. It was a family driven community. The goal is to get back to that.
- There is a need for economic development.
- There are issues with nuisance businesses and criminal activity in the area.
- There is a need for a consistent police captain and neighborhood police presence in the community.
- There is a need for funding to support the community outreach coordinator. The position will be eliminated on June 30, 2015. The community liaison created many relationships with the City and community. It is important to keep this position in place and keep progress moving forward.
- The old Southside neighborhood was quite transient. The original residents are not interested in returning to the community due to the stigma associated with the area. The City needs to figure out a way to attract new residents.

City of Durham, North Carolina

Meeting with City-County Inspections Department

Monday, February 2, 2015 @ 10:30 am

In attendance:

Gene Bradham

Director, Inspections Department

Walt Haglund

Consultant

Jon Haglund

Consultant

- The City-County Inspections Department administers and enforces the North Carolina State building code and the zoning ordinances for both the City and County of Durham.
- The City-County inspections department is supported by permit revenues.
- The department holds 46 authorized positions, 42 of which are filled positions. 22% of the staff was reduced in 2008, largely due to retirement of staff.
- The residential housing market was impacted the most by the housing crash. Today, the economy has improved and the market has picked back up.
- The single family market has improved the most, especially for detached, single family home and retirement properties.
- The current market interest is one-story, detached, single-family homes with maintenance included.
- Five new hotels are coming to Durham as part of the growth of the downtown.
- The City of Durham experiences a 3 year real estate cycle for residential apartments.
- The upcoming development project, the Durham City Center, will be a 27 story mixed-use development.
- The City of Durham follows the North Carolina Building code – IBC 2012.
- Carolina Arbors is an active adult community located adjacent to Brier Creek.
- The South Point Mall area is booming.
- The permit cost for residential properties is based on square footage and value.
- The goal is to inspect properties within 24 hours.
- Coordination between the building department and the City for priority projects, like affordable housing, has been effective.
 - The Southside project, for example, pulled all pertinent inspections, inspectors, and contractors together to ensure everyone was on the same page.
- There are examples of successful team efforts with all City departments.
- There have been coordination efforts for both private and public funded projects.
- There is a need for affordable housing and public transportation.
- Developers need incentives to develop affordable housing. The Building Department has made this a priority and will address how this works.
- In the future, the commercial community could face challenges with water pressure and sewer capacity. There is some concern over whose responsibility this will be if it happens.
- The Google initiative will bring high speed internet access.

City of Durham, North Carolina

Meeting with the Association of Realtors

Tuesday, February, 3, 2015 @ 4:00 pm

In attendance:

<i>Tammy Brooks</i>	<i>President</i>
<i>Wendell Bullard</i>	<i>past President</i>
<i>Walt Haglund</i>	<i>Consultant</i>
<i>Jon Haglund</i>	<i>Consultant</i>

- Last year, the average sales price in the City of Durham rose from \$160,000 to \$180,000.
- Currently, Durham is a seller's market and the market is hot.
- The City of Durham's real estate market was not overinflated prior to the housing crash.
- North and South Durham County had to pull back in the housing market. The City did not.
- The American Underground and American Tobacco campuses have produced a number of start-ups.
- The City's residents are highly educated.
- The City's transit initiative has focused on affordable housing.
- Race and class divisions are increasing. East Durham neighborhoods are changing. The East Durham Children's Initiative is a good model to look at.
- East Durham is coming alive as a result of East Durham Children's Initiative.
- The Association of Realtors would like to see more information from the City on the Southside.
- The City needs to do a better job with public relations. They need to share their message and vision.
- The City of Durham is in flux and transition.
- There is a need for the City to communicate with realtors and share success stories.
- Local lenders and the industry are working together to incorporate affordable housing best practices.
- Concentration has negatively affected neighborhoods.
- The turnover ratio in a neighborhood is important for the overall financial health of the neighborhood.
- Turnover is effected by the affordability period.
- The Durham community land trust controls prices in neighborhoods.
- There is a need to look at market forces and how realtors shape the neighborhoods.
- Market forces will be the biggest determinant of affordable housing.
- Realtors need to be involved in affordable housing initiatives.
- Affordable housing initiatives cap profits. Restrictions can hurt the same person that the initiative intended to help by creating wealth. As an alternative, investment growth should not be capped.
- Affordable housing must include housing choice. All people should be able to choose where they live and have options.
- The City's planning and zoning department has been very receptive to realtors.

City of Durham, North Carolina

Meeting with Neighborhood Improvement Services Department

Tuesday, February 3, 2015 @ 11:30 am

In attendance:

Delilah Donaldson

Human Relations Manager

Walt Haglund

Consultant

Jon Haglund

Consultant

- The Neighborhood Improvement Services Department works to preserve and improve quality of life conditions for Durham residents, and to encourage active participation in neighborhood redevelopment and public policy and decision making dialogue.
- The department is responsible for enforcement of quality of life ordinances and state statutes.
- Durham Public Schools' Exceptional Children's Department hosted the 2014 Community Resource Expo on May 31, 2014. The expo provided students with disabilities and their families an opportunity to meet representatives from multiple community-based agencies and services to better understand the types of community-based supports available to students ranging in age from pre-k through high school. Information provided emphasized student independence, lifelong learning and community inclusion.
- The City of Durham hosted a Landlord Training Workshop on June 19, 2014.
- The City and County of Durham and Blue Cross Blue Shield NC collaborated to win a \$50,000, three-year grant in 2013 to create Bull City Play Streets. The grant provides funds, technical assistance and communications and marketing support from Blue Cross and Blue Shield Association and Partnership for a Healthier America, which works with the private sector and its Honorary Chair First Lady Michelle Obama to end the childhood obesity epidemic in America, to launch the program. Durham was one of 10 cities selected in 2013 to participate in the nationwide program.
- The Neighborhood Improvement Services Department did an event with the LGBT Group with NCLR (National Center for Lesbian Rights) at the Hilton on June 26, 2014. 60 people were in attendance.
- The Neighborhood Improvement Services Department is an F.A.P.
- Last year, the Neighborhood Improvement Services Department investigated 31 complaints and received 185 calls.
- The complaints received are increasing in number.
- There are currently 9 open complaints waiting to be addressed.
- The Neighborhood Improvement Services Department consists of only 4 staff members responsible for handing complaints.
- "There is nothing in the final report on code enforcement."
- The report and final recommendations are on the City's website. It focuses on the Police Department and Deputy Chief, Andrew Marsh, the City's Review Board, and the Human Relations Commission.
- The Neighborhood Improvement Services department received a partnership grant on transportation, which is now assigned to the City-County Planning Department.

- Jack Holtzman and Jeffery Dillman are the co-directors of the North Carolina Fair Housing Project. The group does fair housing testing and is currently retraining testers. The group works with Orange County, High Point, Raleigh, and Durham to share ideas. They meet every 2 months. They have a FHIP Grant.
- They have hired a housing research consultant, Tiesha Hinton. She is contracted to work from July, 2014 to June, 2015. She lives in Raleigh and works Wednesday thru Friday.
- Patrick Young, Assistant Director of City-County Planning, is the bilingual, fair housing intake contact.
- The City does not have a Limited English Proficiency plan.
- The City does have excellent bilingual publications. They are reaching out to the Hispanic Community by working with El Centro Hispano.
- El Centro Hispano offers fair housing training.

City of Durham, North Carolina

Meeting with Council Member, Steve Schewel

Monday, February 2, 2015 @ 3:15 pm

In attendance:

Steve Schewel

Council

Walt Haglund

Consultant

Jon Haglund

Consultant

- Homelessness is an issue in the City of Durham. There are more than 700 homeless persons in the City of Durham.
- The City needs more money for rapid rehousing and permanent housing.
- The City's Penny for Housing Program will raise the tax rate one cent. The one-cent tax increase will generate about \$2.4 million in the fiscal year. The money will create a dedicated funding source for affordable housing initiatives. About \$200,000 will go to rapid re-housing and supportive housing.
- There is a need for the City to commit funding to the second phase of the South Side Project. Phase one of the project has been successful. The community perceives the revitalization effort as positive. The South Side Project has also encouraged the improvement of surrounding communities.
- There is a need in the City to create more affordable housing to meet the demand. There is a need for housing for those below 80% AMI.
- Goley Pointe is an affordable housing development located in Northeast Central Durham. The community will consist of 20 newly constructed units: twelve of the units will be rented by former homeless families and 8 will be rented by public housing residents.
- The City of Durham is not producing enough affordable housing units. Only one LIHTC project per year.
- The City's Density Bonus program has not been effective at creating low-income housing.
- The State Legislature prohibits "inclusionary zoning". The City can offer a "carrot" but cannot turn down developments for not having affordable units.
- The City's Planning Department is coming up with a "tool box" of incentives for adding affordable housing units to development projects.
- The City is considering a housing trust fund or land banking to ensure that there are future funds and land for affordable housing projects.
- This is in response to the possible future development of the rail system.
- The City could use the non-competitive 4% LIHTC, City land, and other subsidies to make it a 9% tax credit.
- The Durham Housing Authority is using its own land along with the 4% tax credit to redevelop its properties.
- North Carolina does not have a TIF. Through economic development, they have created a synthetic TIF. Could the City use this for housing?
- The Durham Housing Authority is making great contributions to the LMI housing market. They have redeveloped existing housing and just began a 20-unit development project.
- The City is applying for the Choice Neighborhoods program. Target sites include, McDougald Terrace, Lincoln Apartments, and the Fayetteville Street site.
- The City's goal is to set up a Housing Trust Fund.

- Market forces will always have their effect on a community. How does the City create policies and procedures that will make sure the changes are positive?

City of Durham, North Carolina

Meeting with Economic Workforce Development

Tuesday, February 3, 2015 @ 10:00 am

In attendance:

<i>Kevin Dick</i>	<i>Director</i>
<i>Walt Haglund</i>	<i>Consultant</i>
<i>Jon Haglund</i>	<i>Consultant</i>

- Between 2006 and 2010, the City of Durham saw more coordination between the Economic Workforce Development department and the Community Development department. Façade loans and grants were issued using funding from HUD.
- Today, the Economic Workforce Development department uses local funds.
- Coordination is based on potential, future plans. The two departments are in the final stages of a joint economic development plan. Live, work, play.
- Future mixed-use developments will interface with the “penny for housing” fund.
- There is a need to examine the infrastructure needs of the City and determine if the water, sewer, and broadband systems have the capacity to handle growth.
- Google has selected Raleigh-Durham to be the next cities for the company's fiber build out.
- The City / County draft plan will create:
 1. Business retention / recruitment
 2. Business friendly environments
 3. Infrastructure improvements – including broadband
 4. Talent development
- The Economic Development and Community Development departments worked together on the Section 3 part of the City’s Southside Project. The project lacked wrap-around supportive services and resources.
- The Economic Workforce Development department receives WIA funds for employee workforce programs.
- North Carolina offers limited apprenticeship programs.
- The Economic Workforce Development department has discussed collaboration with the Housing Authority.

City of Durham, North Carolina

Meeting with Reinvestment Partners

Monday, February 2, 2015 @ 11:30 am

In attendance:

Peter Skillern

Executive Director, Reinvestment Partners

Walt Haglund

Consultant

Jon Haglund

Consultant

- The Reinvestment Partners' mission is to advocate for economic justice and opportunity. Reinvestment Partners advocates for change in the lending practices of financial institutions to promote wealth building of underserved communities and to end predatory lending practices that strip wealth.
- There is a need to reduce housing affordability gaps.
- There is a need to examine code violations, especially how they overlay with neighborhood demographics.
- There is a need to examine the location of new housing units and what populations are being targeted.
- A newspaper article in the *Independent* discussed the disparity at Lincoln Apartments. The apartment complex was abandoned and vacant until the Housing Authority purchased it. The Durham Housing Authority needs \$3 million to demolish it.
- McDougald Terrace is also awaiting demolition.
- The redevelopment of the area will result in all new units marketed to high income populations.
- This is a historically high poverty area.
- North Roxboro and East Geer Streets received five hundred 911 calls in one year. The City is working to improve the area and change the neighborhood.
- In most cases, as neighborhoods change, existing neighbors improve.
- Special needs housing has been concentrated. This has worked because the concentrated neighborhoods have been becoming more diverse. Property is becoming integrated.
- The government has rid the City of many drug dealers.
- There is a question of whether or not re-segregation has happened and, if so, what part of this movement is a result of the City's good intentioned efforts.
- The City is targeting neighborhoods. RFP's were targeted.
- Unemployment rates are high in the Dearborn Street area of the City.
- There is a need to take a look at the trend lines in the City. Is the City just relocating the poverty and the crime?
- Social planning is not happening in Durham.
- What is the relationship between the City's Planning and Community Development Departments? Do they work together for more socially aware planning?
- There is a need to look at the process on the rail lines to promote AFFH.
- What resources are available with the North Carolina Financing Agency? Has Durham exceeded LIHTC capacity?
- The State has been stepping into override local zoning.

- Many non-profit agencies have been effective at addressing special needs housing. One cent of every dollar was given to non-profit, special needs housing.
- There is a need for the City to address the issue of reintegration from prison.
- There is a need to review the Mayor's poverty programs.
- There is a need for the City to promote financial literacy.
- There is a need for a holistic approach to family self-sufficiency.
 - The City should examine ways to tie social services together and create a road map to self-sufficiency.
 - It is necessary to examine if the agencies interact with one another and if the services are distributed efficiently. This allows the groups to expand and improve.

City of Durham, North Carolina

Meeting with Community Development Department

Monday, February 2, 2015 @ 9:30 am

In attendance:

Reginald J. Johnson

Director

Walt Haglund

Consultant

Jon Haglund

Consultant

- Possible future projects include:
 - Economic development
 - Affordable housing
 - transportation
- The plan will be given to Council for approval on April 20th. The next Council meeting will be held on May 4th.
- Durham received notice of a new HOPWA grant of \$200,000. This program is just starting up.
- The consolidated plan is not done by program year. It will cover 2015-2020.
- The City of Durham received 10 applications for funding under CDBG and HOME grants.
- There are 6 categories of strategy needs. They include housing, homelessness, special needs, community development, economic development, and management needs.
- There is a need for affordable housing in transition areas.
- Important dates:
 - May 15th – submission to HUD
 - May 4th – last date for plan approval
 - April 20th – goal for City Council approval
 - March 20th – 30 day review begins
 - Early March – draft application for staff review
- Fair housing falls under the community service category.

City of Durham, North Carolina

Meeting with the Durham Housing Authority

Tuesday, February 3, 2015 @ 3:00 pm

In attendance:

Dallas Parks

Executive Director

Walt Haglund

Consultant

Jon Haglund

Consultant

- The Housing Authority is the largest landlord in the City of Durham. The Housing Authority is an expert when it comes to low and moderate income housing needs.
- The poverty rate in the City of Durham is about 23%.
- The Durham Housing Authority provides housing for 22% of all low-income persons in Durham.
- The Housing Authority owns and manages 22 projects which contain 1,900 affordable rental units. It also administers 2,750 Section 8 housing vouchers.
- The Housing Authority receives 25-50 VASH vouchers per year.
- HUD is looking to change the PA model. Project based rental assistance is the focus of the Durham Housing Authority.
- Dallas Parks became the Executive Director of the Durham Housing Authority in 2010.
- The Durham Housing Authority has addressed problems quickly and is now a top performer, with scores at and above 90%.
- The Durham Housing Authority analyzed existing housing stock and identified those that were unsustainable.
- The Housing Authority decided to look at problem properties and create a public/private partnership as the new strategic plan.
- HUD awarded a \$300,000 CNI planning grant to the Durham Housing Authority in 2012. The CNI program aims to reduce the spatial concentration of poverty through the revitalization of distressed public, assisted and vacant private housing while leveraging investment in neighborhood resources.
- It will provide the resources for DHA and its partners to plan the re-development of the Southeast Central area, which includes the McDougald Terrace public housing community.
- McDougald Terrace, with a total of 360 multifamily units, is the largest conventional public housing community in Durham.
- DHA has decided to use the Rental Assistance Demonstration (RAD) program as a strategy to modernize its rapidly aging public housing stock. The staff and the Board of Commissioners weighed the prospects of continued dwindling resources for modernization and operating subsidy before making this major decision. All public housing sites have been submitted to HUD for approval. Thus far, two public housing sites have been approved for the program: Preiss-Steele Place and Edgemont Elms.
- DHA is a developer. DHA could be profitable by collecting a developer fee.
- DHA and the City have a good working relationship.
- DHA has received (1) 9% LIHTC and (2) 4% LIHTC grants in the last four (4) years.
- DHA staff has been reduced by 30% over three (3) years. The staff size has gone from 137 to 98. There are only 15 staff members working in the Section 8 housing division.
- There are a total of twelve (12) sites to address in the future. The time table for this is ten (10) years based on planning and financing.

- The Fayetteville site was sold in 2007. DHA is considering buying back the property.
- DHA closed both waiting lists. The units are always at 98% occupancy. There are 3,000 people on the public housing waiting list. There are 600-3,000 people on the housing choice waiting list at one time.
- There are units off-line that are being rehabilitated.
- There is a very low turnover rate in public housing.
- Nearly 40% of the occupants are senior citizens in both public housing and Section 8 housing.
- Five years ago, the DHA saw a mismatch in seniors living in units larger than what they needed. Gradually, this has been addressed and resolved.
- The FSS Program encourages communities to develop local strategies to help voucher families obtain employment that will lead to economic independence and self-sufficiency. The program has an 81% graduation rate. It helped 68 renters become homeowners.
- The Durham Housing Authority is a certified housing counseling agency. DHA satisfies its self-sufficiency requirements each year.
- Durham receives \$4 million over 4 years from the State by way of the 21st Century Grant.
- Approximately 72 organizations work with the Durham Housing Authority to provide services to housing authority residents.
- DHA has a resident council at every site and a resident advisory board.
- DHA houses only a small percentage of Hispanics.
- DHA works closely with the City's Police department.

City of Durham, North Carolina

Meeting with LGBT

Tuesday, February 3, 2015 @ 2:00 pm

In attendance:

<i>Helena Cragg</i>	<i>Board Member, LGBT Center of Raleigh</i>
<i>Walt Haglund</i>	<i>Consultant</i>
<i>Jon Haglund</i>	<i>Consultant</i>

- The Mission of the LGBT Center of Raleigh is to strengthen individual and community development through social and educational activities; to facilitate the incubation of supportive services and groups; and to identify needs and advocate for resources benefiting the diverse population of lesbian, gay, transgender and bisexual people, their friends and supporters within and beyond central North Carolina.
- There is a need for better understanding regarding whether or not sexual orientation is considered a protected class and if it can be expanded to include gender expression and orientation.
- The City of Durham's Visitors and Convention Bureau website should consult with the LGBT community regarding its message. This would raise awareness and create more sensitivity.
- 40% of the homeless youth population are LGBT.
- There is a need for housing and social service programs for the LGBT homeless. The Wren House is the only transitional center in the area that provides housing specifically to the LGBT youth.
- LGBT would like to create networks that are empathetic when it comes to serving the LGBT community.
- There is a need to provide shelter options for the transgender homeless population. A provider and a funding source is needed.
- There is a need for transitional housing, shelters, and permanent housing for the LGBT community.
- There is a need for training for realtors and bankers on LGBT housing needs and their rights.
 - For example, education is needed regarding VA loan applications and benefits as a same sex partner.
- VASH vouchers need to be available to the LGBT community.
- There is a need for education on what a modern household and family can look like. The definition should be expanded based on the change in marriage laws.
- There is a need for a jobs program geared at creating job opportunities for transgender persons.
- There is a need for the ability to change your gender with the North Carolina DMV. Residents can change their name once and should also be permitted to change gender.
- There is a need for the City to reach out to the LGBT organization as a resource.
- Medical intake forms need to be more culturally sensitive to LGBT issues.

City of Durham, North Carolina

Meeting with Community Development Department

Monday, February 2, 2015

In attendance:

Matthew Schnars

Project Manager, Opening Doors Homeless Prevention Services

Walt Haglund

Consultant

Jon Haglund

Consultant

- The Point in Time count was done at the end of January. The City used HUD's new mobile device to assist with the count.
- The Durham Rescue Mission does not currently participate in the CoC. They are focusing on transitional housing.
- The issue of homelessness is changing quickly.
- There is a need to create more cost effective, preventive services.
- There is a need to relocate funding and scale it and speed it up.
- There is a need for the City to shift from transitional housing to rapid re-housing and permanent supportive housing.
- There is a need to bring the external, non-HUD participants into the fold where they can contribute.
- The countywide CoC has a membership board with 24 members and meets monthly.
- The Durham VA Center board meets monthly.
- What amount of CDBG money is allocated to homelessness?
- There is a need to define the prevention of homelessness and determine the predictors.
- There is a need to ensure that social service agencies are asking the right questions to accurately assess the needs. There is a need to agree on one uniform tool.
- There is a need for monthly reports from the Social Service Department that outline how many homeless people are assisted each month.
- The CoC staff responds to requests in order to address the most important issues and, then, determines the most cost effective solution.
- Participants of the board are involved in effecting change.
- The City is working to determine a better classification of homelessness.
- There is a need to analyze the primary causes of homelessness in the region.
- There is a need to determine the programs that are most effective on preventing homelessness.
- There is a need to tie together social services and coordinate efforts.

City of Durham, North Carolina

Meeting with Affordable Housing Coalition

Tuesday, February 3, 2015 @ 9:00 am

In attendance:

Satana Deberry

Executive Director

Walt Haglund

Consultant

Jon Haglund

Consultant

- The North Carolina Housing Coalition is a private, non-profit membership organization. Our mission is to lead a movement to ensure that every North Carolinian has a home in which to live with dignity and opportunity. We envision that all North Carolina communities include an ample supply of quality affordable homes.
- The Coalition's central staff works out of the Raleigh office to stay informed of the latest housing news, to remain proactive on housing-related issues in local, state and federal arenas, and to promote housing opportunities for low- and moderate-income North Carolinians. Satana Deberry, Executive Director, is also a resident of Durham.
- 50 LIHTC's are awarded each year. The process is highly competitive.
- The 4% tax credits are available in Durham, but not completely taken advantage of. They are mostly used in Charlotte and Raleigh.
- North Carolina municipalities do not have home rule powers. Powers are granted by the State.
- Foreclosure zoning has not been successful in Chapel Hill, NC.
- State legislature eliminated all tax credits and over \$50 million was lost.
- North Carolina used to have a housing trust fund of \$15 to \$20 million dollars, which was reduced to \$7 million in recurring funds.
- CDBG money awarded to the State of North Carolina does not go to housing.
- North Carolina still collects a transfer tax. 50% of the money goes to the municipalities and 50% goes to clean water, parks, and conservation.
- Gentrification is happening in Durham's Southside.
- There is a need for affordable housing around transit stops.
- Duke's expansion has brought in a lot of people to the urban core.
- There is a need for affordable housing for those in the 30-50% income range.
- Northeast Central Durham is often defined as a neighborhood facing difficult challenges. The urban renewal movements of the 1960s marked the beginning of a decline for NECD. Though these developments were intended to eliminate slum housing and maintain downtown viability, they tore apart the nearby Hayti neighborhood. Many poor blacks were displaced during this process and moved into NECD, further sparking whites and middle-class blacks to flee to the suburbs. During the same period, streets were rerouted and parking lots built throughout historic NECD neighborhoods in an attempt to relieve pressure on the rapidly growing downtown. As a result, many historic homes, including most on Mansion Row, were demolished or converted into apartment buildings. By 1970, three of NECD's four neighborhoods had become predominantly black, and a number of welfare recipients had risen astronomically.

- Today, NCED is home to a large immigrant population, concentrated poverty, and a substandard housing market.
- The North Carolina Housing Coalition is working with the CDFI on housing preservation.
- New market tax credits have not been successful.

Citizen Participation Survey Analysis

As a part of the planning process, The City of Durham created and distributed a Resident Survey. There were 211 surveys completed and returned to the City.

Notable Characteristics

Some of the notable characteristics of respondents included (as a percentage of those that answered each question):

- The majority of respondents are female at 67.35%.
- The vast majority (74.24%) of respondents are White.
- Over one-half of the respondents are over the age of 40 (52.02%).
- Of those that answered the question, 28% are low- to moderate-income for their family size.
- The majority, at 64.5%, come from one or two-person households.
- 73.02% are homeowners.
- 89.68% of respondents felt that residents of the City did not know, or were unsure of, how to report fair housing violations.

Notable Needs

Some of the notable needs identified by respondents included problems with the following (as a percentage of those that answered each question):

- Curbs/Sidewalks – 49.66%
- Public Safety – 42.86%
- Litter – 29.93%
- Traffic – 27.89%
- Streets – 26.53%
- Property Maintenance – 25.85%
- Storm Sewers – 20.41%
- Parking – 7.48%
- Handicap Access – 6.12%
- Sanitary Sewers – 5.44%

The following is a list of needs/issues associated with different areas of community and economic development. Values were calculated as a percentage of those that answered each question.

Recreation:

- 21.19% said they would like better improvements made to exercise and play facilities, including extended hours on the weekends.
- 13.56% mentioned a desire for more biking and hiking trails.
- 5.08% would like to see more improvements made to the playgrounds, including improved lighting and new equipment.
- 4.24% stated they would like more (or improved) tennis courts in the area.
- 4.24% would like general improvements made to the parks.
- Other recreation needs included:
 - Better signage for entryways and warning against littering.
 - Additional programming for teenagers and seniors.
 - More meeting spaces for the public, which would include benches, or gazebos.
 - Urban trails for recreation and commuting options for cyclists and pedestrians.

Medical:

- 20.83% mentioned “health care” but meant different things, such as mental health care, dental health care, and general medical care.
- 18.06% said that there should be more community health clinics, instead of people having to rely on emergency rooms.
- 15.28% state they would like more affordable dental care options for low-income populations.
- 12.50% also request additional mental health services.
- A few answers centered on preventative health, through better food options via grocery stores, and through “incorporation of public health objectives in urban design.”

Social Services:

- Only 11.88% of respondents indicated that they used social services.
- 20.83% mentioned using senior services, including transportation, the senior center, and a food bank.

Programs that are Missing or Under-funded:

- 36.25% mentioned that housing programs are under-funded.
- 12.36% would like additional youth services or recreational opportunities for the youth.
- 11.24% said that the mental health programs could use additional support.

Employment:

- 28.57% identified the lack of jobs with decent wages as the number one employment issue in Durham.
- 16.88% said that the City should offer training, or that there should be more training in general for the jobs available in the City.
- 16.58% mentioned that there is a need for job opportunities for young adults and youth with only a high school education.
- Other employment issues/needs included more jobs for people with criminal backgrounds and for seniors following retirement.

Housing:

- 17.21% said that there should be a greater attempt to implement and sustain mixed-income neighborhoods for the benefit of low-income populations (which include veterans and the elderly).
- 9.02% state that rents have increased at an unsettling rate, and that there should be more affordable rentals for all populations.
- 9.02% specifically mention a need for safe and affordable housing.
- 7.14% said that homelessness is an issue, and that affordable housing is the way to combat homelessness.
- Other housing issues/needs include lack of transit for low-income populations, high taxes and a small tax base, and lack of rent assistance and repair assistance programs.

Reasons Fair Housing Complaints Are Not Reported:

- 20.17% point to a lack of knowledge in reporting practices as a cause.
- 15.97% specifically mention a fear of retaliation, including increases in rent, loss of housing, or even loss of residency status.
- 4.2% suggest that poorer individuals lack the time and believe it is too much effort to go through the reporting process.

- Some respondents said that they weren't sure why people would not report fair housing violations.

The following situations result in further discriminations and/or barriers to fair housing in The City of Durham:

	Strongly Agree	Agree	Neutral/Unsure	Disagree	Strongly Disagree
Concentration of subsidized housing in certain neighborhoods	40.40%	35.10%	15.89%	7.95%	0.66%
Lack of affordable housing in certain areas	62.25%	27.15%	6.62%	2.65%	1.32%
Lack of accessible housing for persons with disabilities	30.87%	32.21%	34.90%	1.34%	0.67%
Lack of accessibility in neighborhoods (i.e. curb cuts)	22.15%	34.23%	34.90%	5.37%	3.36%
Lack of fair housing education	30.67%	39.33%	24.00%	4.00%	2.00%
Lack of fair housing organizations in the City	20.81%	22.15%	39.60%	13.42%	4.03%
State or Local laws and policies that limit housing choice	18.24%	21.62%	50.00%	8.11%	2.03%
Lack of knowledge among residents regarding fair housing	28.86%	48.99%	18.79%	2.01%	1.34%
Lack of knowledge among landlords and property managers regarding fair housing	19.87%	30.46%	32.45%	13.91%	3.31%
Lack of knowledge among real estate agents regarding fair housing	14.00%	26.67%	34.00%	18.67%	6.67%
Lack of knowledge among bankers/lenders regarding fair housing	15.75%	18.49%	39.04%	15.07%	11.64%
Other barriers	20.00%	14.67%	64.00%	0.0%	1.33%

Additional Comments or Concerns:

- Regarding affordable housing, the issue of proximity to transit looms large. Affordable housing that is distant/convenient to public transit is not affordable or fair. The continued development of luxury housing in the downtown core and the coming of light rail only raise the stakes on this issue. Now more than ever, maintaining affordable housing opportunities in Central Durham require assertive/proactive steps from the city. In choosing among potential big ticket projects,

I encourage the city to prioritize transit area strategic infrastructure and affordable housing.

- The lack of affordable and accessible housing is a community issue. There are lots of people and groups working on it in silos. There needs (to be) a community approach to addressing these issues, one group will not solve it. The community intervention should call all parties to the table in order to create a better healthier Durham.
- The more residents know about the laws and guidelines, then the more enforceable they are. Institutions and businesses can get away with discrimination if people don't know. But also, local government needs to create opportunity, be aware of their own decisions and set a tone by modeling what is tolerated. Leadership matters but its collaboration between the residents and the government that brings the fullest manifestation of civil rights around housing, employment, law enforcement. Encourage civic engagement, because without it local government is not effective in serving its diverse population. Informational meetings, town forums, discussion groups, encouragement of citizen advisories and funding that equalizes the playing field for all, but especially for low income and people with disabilities.
- Durham has made many strides in educating the community about Fair Housing. This is an area which needs constant evaluation. Taxes are astronomical in Durham. This is a strain on families at all economical levels.
- What is being done to provide housing for all the families being displaced by new development in traditional downtown and minority neighborhoods?